

421 1 Avenue SE
Airdrie, Alberta

MLS # A2174894



\$549,900

Division:	Old Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,263 sq.ft.	Age:	1962 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Insulated, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-V
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Separate Entrance		

Inclusions: N/A

1263 square foot bungalow in charming OLD TOWN. 4-bedroom, 2 bath home with oversized detached garage on generous lot. On a quiet tree-lined street this location is terrific! Quick and easy access to the QE2 highway AND it is centrally located to schools, shopping & restaurants. Spacious living room with original hardwood floors, custom built-ins centered on cozy wood burning fireplace. The kitchen with updated cabinetry offers plenty of prep space and storage for all your culinary needs. A total of 3 bedrooms on the main floor including the very large primary bedroom (2 bedrooms were amalgamated into one) and updated main bath. Enjoy the expansive bedroom as it is or the additional space offers options to add a luxury walk-in closet, ensuite bathroom retreat or even a home office. Basement layout includes large family room, 3-piece bathroom, bedroom, games area and lots of storage. Large South facing backyard with 24x24 detached garage with 220V wiring, RV parking, vinyl fencing as well as a 2-car driveway. Upgraded electrical panel. Separate basement entrance. Quick possession available.