

**124 4 Avenue NW**  
**Airdrie, Alberta**

**MLS # A2177410**



**\$675,000**

<b>Division:</b>	Old Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,599 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Private, Rectan		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

This well-maintained and updated bi-level is located on a quiet street, just minutes from Fletcher Park, Jensen Park, & Cole Edwards Elementary School, and nearby shopping at Safeway Tower Lane Mall and Indo Spice Grocery. The main level features elevated ceilings, a large living and dining room, and a renovated kitchen with ample cabinets, quartz counters, an island with a breakfast bar, stainless steel appliances, and direct access to a private covered deck. Adjacent to the kitchen is a bright breakfast nook/family room with large windows that fill the area with natural light. The primary bedroom includes a walk-in closet, an updated 3-piece ensuite, and sliding doors leading to the spacious deck. Two additional bedrooms and an updated main bath complete this level. The fully finished basement adds extra living space with a family room featuring a wet bar, an oversized fourth bedroom, and an updated 3-piece bath, along with ample storage and a laundry room. All three bathrooms have been renovated with quartz counters. In the backyard, enjoy a double detached garage, a large covered deck with access from the kitchen and primary bedroom, and plenty of yard space on a generous 7,200-square-foot lot. This wonderful family home offers everything you need in a fantastic location!