

412 2 Avenue NE
Airdrie, Alberta

MLS # A2187925



\$595,000

Division:	Old Town		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,409 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-V
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Wood Windows		

Inclusions: Refrigerator & Stove in Basement

Wouldn't your ideal family home be only 1 block away from an Elementary, junior high, high school + an indoor skating arena you've found the location right here in the community of "Old Town". With shopping close by you'll find a big wide 60'lot with an illegally suited up down split level home. Walking up you'll find a lovely balcony where you can enjoy your morning coffees. Upstairs you'll find spaciousness with 4 bedroom up 2 bathrooms up, an open concept kitchen + a dining and living room. Downstairs is the common laundry and a walk up 2 bedroom illegal suite with a large living room, kitchen, full bath and separate dining. The big 24x26 garage is a mechanics dream as it is insulated, drywalled and heated. Here you've found your next investment property call to book your private viewing :)