

503, 700 Allen Street SE
Airdrie, Alberta

MLS # A2203447



\$316,500

Division:	Airdrie Meadows		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,162 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Paved, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Paved, Street Lighting, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

*** PRICE ADJUSTED* FULLY FINISHED 3-BEDROOM UNIT | 2 PARKING STALLS | ENCLOSED SW YARD | WALKABLE TO AMENITIES** This spacious 3-bedroom unit boasts one of the best locations in the complex, backing directly onto a pathway and green space with no neighbors directly behind. It features a generous private, enclosed yard and patio area with sunny southwest exposure and space for pets to roam around in the fully fenced area. Conveniently located across from Muriel Clayton Middle School, enjoy easy access to the playground, sports fields, basketball courts, and pathways. Genesis Place is just a short walk away via the overpass, and Main Street offers shops, services, and additional amenities like Nose Creek Regional Park and the Off-Leash Park. The family-friendly community also offers quick access to both Yankee Valley Blvd and Veterans Blvd, making commuting a breeze. Inside, the main level is bright and welcoming, with a custom built-in bench/mudroom foyer area with ample storage. The spacious living room with an adjacent dining area is filled with natural light and patio doors leading into the yard. The updated kitchen offers plenty of counter and cupboard space, and room for a small dinette or breakfast bar area. There is a convenient half-bath off the large front entryway which completes this main floor. Upstairs, you'll find three generously sized bedrooms, including the expansive primary suite with a large closet and access to a lovely 4-piece cheater ensuite bathroom. A linen closet and 2 other spacious bedrooms with full closets complete this level. The fully finished basement provides extra living space with a spacious recreation room that can be used as a home theater, games room, kids' playroom, or exercise area. Additionally, the basement has a large mechanical/utility room, which also serves as the

laundry area and offers plenty of indoor storage. The enclosed yard and deck provide a fantastic outdoor living space for morning coffee, barbecues, or simply relaxing while enjoying the green space behind. Additional features include: Basement development including stairwell downstairs (with all necessary permits) to include insulation, drywall, laminate flooring (unfinished ceiling); Front entry closet/mudroom; refaced kitchen cabinets including new hardware; new tub/shower insert in master bathroom; new lighting throughout and so many more updated features. This property includes two parking stalls adjacent to the home and reasonable condo fees. Welcome Home!