



GRASSROOTS
REALTY GROUP

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6, 900 Allen Street SE
Airdrie, Alberta

MLS # A2231157



\$330,000

Division:	Airdrie Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 348
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

****Calling all First time buyers and Investors - Best priced 3-bedroom Townhome in all of Airdrie **** Opportunity knocks for your chance to make this home your own. Located in the Downtown area of Airdrie, this home cannot be in a better location. Tucked into a private Cul de sac, this complex is well kept and walking distance to restaurants, shopping, schools, nose creek park and Main street. This property is a two storey townhome, with 3 bedrooms and 1.5 bathrooms. It comes with TWO assigned parking stalls, and the basement is a WALK OUT that is partially finished. New flooring and paint will make this home shine. Keep an openmind of what you can do with this one, and book your showing today!