



GRASSROOTS
REALTY GROUP

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**77 Spring Dale Circle SE
Airdrie, Alberta**

MLS # A2233940



\$315,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	937 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-16-C
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: Garden sheds, Wall Mounted TV with Bracket

HONEY, STOP THE CAR !!! This home awaits a new family to love. Could this be the one in Airdrie for you? The backyard alone is spacious with over 5500 square feet to run around in, featuring two sheds, a deck, and a garden area, all of which back onto a play park for the kids. The newer fence and gate keep the yard secure. Shingles were replaced last year, and a few touches inside make this two-bedroom home worth a look. Open floor plan with easy access to your dining room, just off the kitchen, plus convenient access to the backyard for grilling dinner. Generously sized primary bedroom with double closets and a large window for natural light, just down the hall is a refreshed main bathroom, with another bedroom across the hallway. Easy access to 4 local schools, recreation centre and more. No Pad Fees / No Rental Fees, this is a manufactured single-family home to call your own.