



GRASSROOTS
REALTY GROUP

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1235 Allen Street SE
Airdrie, Alberta

MLS # A2245170



\$460,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Front Drive, Off Street, Parking Pad, Side By Side		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-16-A
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Natural Woodwork, No Smoking Home, Sump Pump(s)		

Inclusions: Shed

Welcome to this charming bungalow, a true gem in central Edgewater in Airdrie, showcasing pride of ownership in a fantastic condition. The home offers a spacious main floor layout with three good sized bedrooms, with 1 pc ensuite that has a cheater door to the main 4 pc bath. An ideal home for families or anyone looking for single-level living. There's no shortage of space and storage, with plenty of room for your belongings and hobbies in the finished basement. With an enormous family room, a sizeable bedroom (the window is not egress), a 3 pc bath, laundry room, a workshop and storage room, you have more space than you can imagine. Outside, you'll find a private, tranquil yard with potential for a backyard garage, and the zero lot line allows for added privacy. There is a double driveway up front and the gate opens directly to the backyard, offering both convenience and easy access to outdoor living and on clear days, you'll also enjoy partial mountain views. Located right next to Nose Creek Regional Park, this home offers unbeatable access to nature, with parks, pathways, schools, and urgent care all nearby. The 79 walk score means you're within walking distance to downtown Airdrie's shops and amenities, and with quick access to the highway, commuting is also a breeze. Whether you're attending community events like the Festival of Lights in the winter or the Canada Day Parade, this home's location has it all. Over the years this home has had numerous updates like the furnace/water tank, shingles/siding, windows (some triple pane), electric panel, appliances, paint and flooring. Perfectly blending comfort, convenience, space, and an unbeatable location, this bungalow is ready to become your next dream home. Call now to set up your private viewing!

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