



GRASSROOTS
REALTY GROUP

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417 1 Avenue SE
Airdrie, Alberta

MLS # A2245830



\$549,900

Division:	Old Town		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,522 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1-V
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

****OPEN HOUSE SAT AUG 2-3:30PM**** Welcome to 417 1 Avenue SE in Airdrie, a rare gem offering space, functionality, and unbeatable location. This is the largest bungalow on the street, featuring thoughtful additions to both the main floor and basement, giving you the flexibility and room your family needs. With 3 bedrooms upstairs and 2 oversized bedrooms downstairs, this home is perfect for large families, multi-generational living, or anyone needing space to grow. Step inside to a freshly painted interior with new Hunter Douglas blinds and new carpet in the rear family room. The welcoming stone wood-burning fireplace in the front living room sets a cozy tone, while sliding patio doors off the extended family room open to an oversized south-facing deck, perfect for sunny morning coffee or entertaining friends and family. The basement features two extra-large bedrooms with massive walk-in closets, so big even the primary bedroom might get jealous! There's also an undeveloped basement addition ready to be transformed into your dream space....a teenagers' retreat, home gym, or entertainment haven. The home is also equipped with two furnaces for comfort throughout the seasons. Outside, you'll love the oversized double garage, additional RV parking, and a 500 sq ft detached garage in the large, sundrenched backyard. Located on a quiet, treelined street in central SE Airdrie, this home is just minutes from schools, parks, shopping, restaurants, and has quick access to QE2. Pride of ownership shines here...a pre-listing home inspection has been done and repairs are complete, including Poly B removal. This is more than just a house...it's the ideal place to create lasting family memories and make it truly your own.

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