



GRASSROOTS
REALTY GROUP

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237 Willowbrook Close NW
Airdrie, Alberta

MLS # A2250973



\$489,500

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Willowbrook | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,282 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Creek/River/Stream/Pond, Cul-De-Sac, Few Trees, LA | | |

| | | | |
|--------------------|--------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Security system as is

Welcome to this beautifully maintained half-duplex located on a desirable corner lot! in a well thought of communities in Airdrie, just a short walk from the creek, perfect for fishing and the outdoors, This spacious two-story home offers a single attached garage plus plenty of room for additional street parking — even space for your RV. Inside, you’ll find a thoughtfully designed layout with a finished basement that adds extra living space for family, guests, or hobbies. The home is bright, inviting, and move-in ready, making it a perfect choice for those seeking comfort and convenience, whether you're a first time buyer, downsizing, or looking for an extra space. new flooring, paint, cabinets in 2021, Don’t miss this opportunity to own a great property in a prime location!