



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**17 Big Hill Way SE**  
**Airdrie, Alberta**

**MLS # A2256419**



**\$349,900**

|                  |                                                 |               |                   |
|------------------|-------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Big Springs                                     |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                  |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                         |               |                   |
| <b>Size:</b>     | 1,162 sq.ft.                                    | <b>Age:</b>   | 1976 (49 yrs old) |
| <b>Beds:</b>     | 3                                               | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Private                  |               |                   |

|                    |                                                                                      |                   |         |
|--------------------|--------------------------------------------------------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                              | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Vinyl Plank                                                                          | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt, Metal, Tar/Gravel                                                           | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | None                                                                                 | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Vinyl Siding                                                                         | <b>Zoning:</b>    | DC-16-C |
| <b>Foundation:</b> | Block, Piling(s)                                                                     | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s) |                   |         |

**Inclusions:** None

HIDDEN GEM / FULLY RENOVATED / NO CONDO FEES /40 x 100 LOT. Why purchase an apartment or a townhome when you can own a detached home for less without any condo fees and still own the land. Whether you're a first-time buyer, investor, or downsizer, this upgraded home in Big Springs, Airdrie is a smart move—offering over 1,160 sq ft of living space, a fully fenced private yard, backing onto green space and a single detached garage . Step inside to a bright open layout, NEW vinyl plank flooring, and a stylish renovated kitchen featuring quartz countertops, electric stove, range hood, dishwasher, and refrigerator. This home offers 3 spacious bedrooms, including a primary bedroom large enough for a king-sized bed, and a modern 3-piece bathroom with updated fixtures. Make the most of your outdoor space with a private yard, deck, and room to garden or relax. The 27' x 13' garage, parking pad, and extra off-street spots give you room for vehicles, toys, or workspace. Located on a quiet street with a full-sized 40' x 100' lot—and no condo fees—this property provides a rare opportunity for affordable homeownership with land included. You're close to the Genesis center consisting of gym, soccer courts, volleyball, swimming pools and so much more. Walking distance to schools, parks, shopping, and bike paths, this is a family-friendly neighborhood with room to grow. Contact your favorite Realtor today to view this move-in ready home with unbeatable value!