



**GRASSROOTS**  
REALTY GROUP

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**171 Willowbrook Drive NW**  
**Airdrie, Alberta**

**MLS # A2257760**



**\$634,900**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Basement appliances, Shed in the back yard.

Fully developed 4-bedroom, 3.5-bath home situated on a corner lot in the desirable community of Willowbrook, offering excellent potential. The main and upper levels are vacant and feature 3 bedrooms, 2.5 bathrooms, and a bright, functional layout ideal for family living. The fully finished basement offers a separate side entrance, 1 bedroom, a full kitchen, living area, separate laundry, and a 4-piece bathroom &mdash; currently rented for \$1,200/month, providing great income potential. There is minor cosmetic damage to one vinyl plank in the main kitchen; the seller is open to replacing the flooring with the buyer's choice or offering a credit, depending on the offer. Situated on a spacious lot, this home is perfect for families, investors, or buyers seeking an investment property in a quiet, established neighborhood close to schools, parks, and amenities.