



433 1 Avenue NE
Airdrie, Alberta

MLS # A2260229



\$499,900

Division: The Village

Type: Residential/House

Style: Bi-Level

Size: 994 sq.ft. **Age:** 1961 (65 yrs old)

Beds: 4 **Baths:** 2

Garage: Double Garage Detached

Lot Size: 0.20 Acre

Lot Feat: Back Lane

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: See Remarks

Condo Fee: -

Basement: Full

LLD: -

Exterior: Other

Zoning: R1-V

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, High Ceilings, No Animal Home

Inclusions: n/a

Bring your vision to this 4-bedroom bi-level on a 50 x 179 ft EXTRA LARGE LOT in the heart of The Village. Step into the spacious front entry with plenty of storage. Upstairs, you will find a bright living room that flows into the dining area and kitchen, ready for a modern refresh. The primary bedroom is a comfortable size, and the second upstairs bedroom has been converted into a functional hair salon, perfect for a home-based business or easily turned back into a bedroom. The lower level offers two additional good-sized bedrooms and a cozy family room with built-ins (which could be converted into a fifth bedroom if needed). The true highlight of this property is the incredible yard, it's massive and full of potential for gardening, entertaining, or even future expansion. There is also a tandem garage for extra parking or workshop space. Recent updates include brand-new flooring on the main level and a NEW ROOF (Oct 2025). Homes on lots this size rarely come available at this price, don't miss the chance to put your stamp on a property with so much potential!