



GRASSROOTS
REALTY GROUP

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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 (64 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!