



GRASSROOTS
REALTY GROUP

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

44 Spring Dale Circle SE
Airdrie, Alberta

MLS # A2265049



\$239,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,165 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: N/A

It's not often an opportunity like this comes along that offers you the chance to enter the market at a great price and without having to deal with condo or lease fees. Located on a quiet street and featuring an oversized single garage, this open concept unit features oak kitchen cabinetry with plenty of storage, a breakfast eating bar with pendant lighting overhead, a spacious living room, a large master bedroom and a den area that could easily be converted back to a second bedroom. This unit has plenty of potential and awaits your creative touch. Located close to schools, shops, restaurants, parks, playgrounds and a quick drive to Calgary makes this a great place to call home. Book your viewing today!