



**11 Ridgebrook Drive SW  
Airdrie, Alberta**

**MLS # A2273561**



**\$430,000**

<b>Division:</b>	Ridgeway		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,039 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** Washer as is, Dryer as is, Dishwasher as is, Refrigerator as is, Stove as is, Window Coverings All

**Location, Lifestyle & Potential in the Heart of Airdrie** Welcome to this charming bungalow tucked into the established community of Ridgebrook, one of Airdrie's most walkable neighbourhoods. Just over 1,000 sq ft, this 3-bedroom, 2-bathroom home offers a solid footprint, a finished basement, and endless potential for the buyer ready to make it their own. The true star here is the location. Step outside and enjoy being minutes from the brand-new Airdrie Public Library, the energy of downtown/Main Street, and all the parades, festivals, and community events that make this area so special. Morning strolls, evening bike rides, or weekend picnics are effortless with Nose Creek Park just a short walk away—one of Airdrie's most loved green spaces. Inside, the classic bungalow layout offers comfortable main-floor living with three bedrooms and a full bath, while the finished basement provides additional living space, a second bathroom, and flexibility for a family room, home office, or guest area. The home is ready for updates and personal touches, making it an ideal opportunity for renovators, investors, or buyers looking to build equity in a prime central location. Whether you're dreaming of restoring its charm or re-imagining it entirely, this Ridgebrook home is your chance to live close to everything that makes Airdrie feel like home.