



GRASSROOTS
REALTY GROUP

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

119 Albert Street NE
Airdrie, Alberta

MLS # A2283555



\$499,000

Division:	The Village		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,595 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	3
Garage:	Heated Garage, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-V
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: Basement fridge, basement stove, basement dishwasher, basement range hood, 2nd washer, 2nd dryer

OPEN HOUSE THIS SATURDAY FEB 7TH 12-2PM! Welcome to The Village in Airdrie! This prime location is situated in the heart of old Airdrie surrounded by parks and trees. Just one block away from the city's downtown revitalization project, this location blends the best of both worlds. It's walkable to shops and stores, while on a quiet, peaceful street. It's also just one block away from Jensen Park, and the tri-schools (Ecole Edwards Elementary, Ecole Airdrie Middle School and George McDougall High School). This 50 x 130 foot lot backs west ensuring a sunny lot year round. This one and a half storey AIR CONDITIONED home has been updated over the years and features a spacious covered front veranda. Inside, the kitchen features stainless steel appliances, a bay window, stone countertops and modern cabinetry. The front living room is warm and inviting with a large window overlooking the street. At the back, there's a 3 piece bath as well as an enormous primary suite connected to a 4 piece ensuite. Upstairs, is a bonus room and a convenient second bedroom. A separate entry leads to a shared space at the rear with laundry and storage. The basement features a two bedroom illegal suite with a new kitchen, and separate laundry. The oversized single HEATED garage (29.5 x 19.7 feet) is fantastic year-round for tinkering. There is an additional concrete pad that runs the width of the property for four additional parking spots, as well as a rear deck, patio and plenty of green space. Opportunities like this don't come often. Basement is vacant and the upper level is tenanted and they may be willing to stay.