



**GRASSROOTS**  
REALTY GROUP

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**24 Spring Dale Circle SE**  
**Airdrie, Alberta**

**MLS # A2286307**



**\$283,000**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	919 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Pie Shaped Lot, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage		

**Inclusions:** n/a

Why keep paying lease or lot rent when you can own both your home and the land? This beautifully updated modular home in Big Springs, Airdrie is move-in ready and ideally located. Tucked away on a quiet street, you're just minutes from parks, playgrounds, schools, shopping, restaurants, and all essential amenities. You'll love the nice kitchen with plenty of cabinets and ample counter space, paired with a comfortable dining area perfect for family meals. Just off this space is a bright, spacious living area filled with natural light—ideal for relaxing or entertaining. The home offers 3 bedrooms, including a comfortable primary suite with a 4-piece ensuite, plus two additional well-sized bedrooms and a convenient 2-piece bathroom. Central air conditioning ensures year-round comfort. Sitting on a large pie-shaped lot, the property features a fenced, landscaped yard and a generous deck for outdoor enjoyment. This is a fantastic opportunity to own an affordable home on its own land. Don't miss out—book your showing today!