



**1837 Meadowbrook Drive SE  
Airdrie, Alberta**

**MLS # A2287190**



**\$524,900**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Sloped		

<b>Heating:</b>	Standard, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Built-in Features, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** Swing at back, Fire Pit

\*\*\* Price Improvement!\*\*\* Incredible 5 bedroom 2 bathroom BUNGALOW in family friendly Airdrie - Welcome home to 1837 Meadowbrook Drive. The main level showcases a bright, functional layout designed for easy living. Featuring 3 bedrooms and 1 full bathroom on main level & 2 additional bedrooms Plus Den on the lower level Including a full bath with soaker tub. The basement bedrooms do not have egress windows. Outdoors you will find the sunny south-facing backyard with level grassy space perfect for all your recreation needs! The backyard is complete with deck, swing & firepit for further enjoyment. The fully finished basement is a standout feature, offering multiple options for working, living & playing! For the hobbyist or commuter, the detached double garage and additional parking pad offer plenty of room for vehicles and storage. Featuring a prime location walking distance to multiple schools (with the added bonus of school routes being prioritized for snow plowing!), local shopping, restaurants, parks & pathways. Book your viewing today!