



**1816 Meadowbrook Drive SE
Airdrie, Alberta**

MLS # A2290825



\$475,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	963 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, On Street, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this charming bi-level home, perfectly situated on a spacious corner lot in the community of Meadowbrook. Upon entry, you are welcomed by a bright, open main floor featuring a stylish combination of hardwood and vinyl flooring. The living room is anchored by a beautiful wood-burning fireplace, creating a warm and inviting space for relaxing evenings. The main floor also includes a separate dining area and a functional galley kitchen, highlighted by two large windows that flood the space with natural light. The spacious primary bedroom offers a large, bright window, a walk-through closet, and a private ensuite complete with a stunning clawfoot tub. The fully developed basement includes a family room, two bedrooms, a full bathroom, and a laundry area with plenty of extra storage. The large backyard is an entertainer's dream, featuring a fire pit, mature trees, including a crab apple and pear tree. A powered shed backs onto an oversized gravel parking pad with the potential to build the garage of your dreams. Additional features of this home include central air conditioning, ensuring comfort during the warmer months. Meadowbrook is a well-established community with nearby schools, parks, shopping, and restaurants all just minutes away making this home an excellent choice for buyers seeking comfort, convenience, and character.