



**53, 649 Main Street N  
Airdrie, Alberta**

**MLS # A2297347**



**\$147,000**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Dog Run Fenced In, Gazebo, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** negotiable

Charming and Affordable home in the Heart of Airdrie! Welcome to this bright and inviting 3-bedroom, 2-bathroom home that perfectly blends comfort, functionality, and unbeatable location! Step inside this open-concept layout&mdash;now enhanced with new flooring in the main living area&mdash;creating a fresh, modern feel that&rsquo;s perfect for both relaxing and entertaining. The spacious primary retreat is tucked away at one end with its own private ensuite, while two additional bedrooms at the front share a full 4-piece bath&mdash;ideal for family, guests, or a home office setup. Stay cool and comfortable all summer long with window A/C units in both the living room and primary bedroom. Outside, enjoy your own private oasis with a fully fenced yard, a generous deck with a Gazebo built for BBQs and summer evenings, and a convenient storage shed for all your extras. This 1,097 sq. ft. Northwood model offers low-maintenance living with space for everyone. Situated on Main Street, you&rsquo;ll love the walkable lifestyle with quick access to coffee shops, restaurants, and everyday amenities, plus the nearby downtown core for even more to explore. this neighborhood truly shines and is just steps to Fletcher Park. With over 70+km of scenic pathways, Airdrie makes it easy to stay active and connected to nature. This is a rare opportunity to enjoy affordable living in a vibrant, welcoming community. This well-maintained home is one you&rsquo;ll definitely want to see&mdash;book your private showing today!