



**381 Big Springs Drive SE  
Airdrie, Alberta**

**MLS # A2299708**



**\$294,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Covered		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-16-C
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Open Floorplan, See Remarks		

**Inclusions:** n/a

UPDATED KITCHEN, FLOORING & ENSUITE MAKE THIS MOVE-IN READY GEM A MUST-SEE! Welcome to this charming home tucked away on a quiet street, offering a perfect blend of comfort, functionality, and outdoor space. Step inside to a bright, open-concept layout where the kitchen seamlessly connects to a spacious living room with large windows that flood the space with natural light. The adjoining dining area creates an ideal setup for everyday living and entertaining. The main level features a generous primary bedroom with a refreshed ensuite (toilet, vanity, and flooring replaced in 2022) and easy access to the laundry room for added convenience. Two additional bedrooms, a full bathroom, and main floor laundry complete the level. Recent upgrades add real value, including fresh paint throughout, new lower kitchen cabinetry (2024), updated main area flooring (2024), and a newer stove (2023). Step outside through double doors to a large deck overlooking a private, tree-lined backyard. Fully fenced and beautifully maintained, this outdoor space also offers RV parking, perfect for added flexibility. Located in a quiet, established neighbourhood close to the Airdrie Rec Center, parks, pathways, and everyday amenities, this home is an excellent opportunity for first-time buyers, investors, or anyone looking for a well-rounded property in a great location. SOME PHOTOS ARE VIRTUALLY STAGED.