



**21 Ridgeway Way SW**  
**Airdrie, Alberta**

**MLS # A2304113**



**\$399,900**

<b>Division:</b>	Ridgeway		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,700 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Preserved Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Here is a chance to build some sweat equity! This home faces Nose Creek Park. Plenty of space in this large 4 level split home. Great location that is walking distance to the Public Library, All kinds of Shopping including Grocery Store. Doctors, Dentists, and Pharmacy all within a 3 minute walk. Public transit. Property is in rough condition and is being Sold "As Is".