



**GRASSROOTS**  
REALTY GROUP

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**17 Aster Place SE**  
**Airdrie, Alberta**

**MLS # A2152363**



**\$569,500**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,046 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rd		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	See Remarks

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

**Inclusions:** 2nd Fridge, 2nd Stove

Great opportunity for investor or enjoy the benefit of live up rent down. Fantastic home with great illegal basement suite. This amazing property offers an ideal location, close to all amenities and downtown Airdrie, making it a lucrative investment opportunity or perfect for young family. situated on a large flat lot with massive garage. Well maintained and pride of ownership shows throughout. Updated Kitchen, bright and spacious living area. The primary suite features a convenient 3-piece ensuite and laundry. An additional 4- piece main bathroom plus the basement with full bathroom, 1 bedroom and additional laundry room.