



**417 1 Avenue NE**  
**Airdrie, Alberta**

**MLS # A2157204**



**\$514,700**

<b>Division:</b>	The Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,145 sq.ft.	<b>Age:</b>	1960 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level, Street Lighting, Rectangul		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-V
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** N/A

**\*\*AWESOME AUGUST SPECIAL\*\*** As you pull up to this property, the yard filled with GIANT TREES instantly captivates you. The MASSIVE DRIVEWAY invites endless possibilities&mdash;imagine parking an RV or multiple vehicles here! Stepping out, you notice a bit of dirt on the lawn&mdash;it's from the BRAND-NEW, 30-year warrantied sewer line beneath. Nice! The WELL-MAINTAINED bungalow starts to spark your excitement. Walking through the door, you're greeted by a BRIGHT, MODERN KITCHEN that makes your inner chef cheer. NATURAL LIGHT fills the large open living room, creating a WELCOMING ATMOSPHERE. As you explore further, you find a beautifully RENOVATED BATHROOM and an AMPLE master bedroom, along with two more COMFORTABLE BEDROOMS. The EXPANSIVE BASEMENT opens up possibilities&mdash;perhaps a home theatre room or whatever your IMAGINATION can dream up. This is truly a GREAT FAMILY HOME! Stepping out to the backyard, you're amazed by the PARK-LIKE SETTING. This GIANT YARD gives the kids TONS OF ROOM to play! A convenient low-level deck is PERFECT FOR BARBEQUING, and a perfectly formed pathway leads past the garden shed to the MASSIVE GARAGE. And when we say massive, we mean it! This heated garage is ENORMOUS, with plenty of room for all your projects&mdash;whether it's restoring a classic car or crafting woodworking masterpieces. Plus, there's even MORE PARKING behind the garage! This property can easily accommodate six cars, maybe more. All of this can be yours for just \$27,970 down and \$2,885.128 per month (o.a.c.). OPEN HOUSE EVERY DAY&mdash;confirm times!