



**40 Alpine Crescent
Airdrie, Alberta**

MLS # A2159524



\$465,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	851 sq.ft.	Age:	1977 (47 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Double Garage Detached, RV Access/Parking, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: Freezer

AFFORDABLE and a GREAT OPPORTUNITY!! You have to see this great Bi-Level in Airdrie Meadows that is ready for you to call Home. This Home has 2 Spacious Bedrooms on the Main Level, an Updated Kitchen with Gas Stove, Great Living Room with Large South Facing Window for lots of Natural Light, and the Basement is Partially Finished with 2 Bedrooms, Flex Room, Massive Storage Room, and has Rough In Plumbing for Future Bathroom. Updates in the Home include Kitchen Renovation and Lighting (2019), Carpet and Laminate on the Upper Level (2019), Windows (2011), Shingles and Eaves (2014), Deck (2016), Zero Draft Insulation in Attic (2012), Furnace Motherboard and Inductor replacement (2024), Hot Water Tank (2016), Bathroom (2014). This Home has a beautiful Mountain Ash Tree in the back yard, RV Parking, and a Heated Double Detached Garage. This home is close to Schools, the Downtown Core, Shopping, and Restaurants. Make sure to watch the video on MLS and Realtor.ca.