



89 Marquis Place SE
Airdrie, Alberta

MLS # A2160828



\$525,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Living Room Furniture can remain with the property if the buyer wants it. (Love Seat, 2 Chairs, 2 End Tables and 2 Lamps), 2 sets of central vacuum attachments

Welcome to this family home on a great street in the awesome community of Meadowbrook! Pride of ownership throughout. This bi-level has had professional renovations in the kitchen and bath over the years while reflecting the charm & vibe of the 70's! The front entrance leads naturally into the spacious living room and then up a few steps to the kitchen, dining room, 2 bedrooms, family bathroom and back porch. The lower level has those large windows (all bi-levels have) to let in tons of light, and then boasts a large family room, a third bedroom, laundry, and a huge storage crawl space. The backyard has a 3 level composite deck, over-sized double/insulated garage, plus another parking spot for your RV or truck beside the garage! Upgrades include: LED lighting, Composite Deck, Renovated kitchen and bath (2014), new Class IV shingles and siding (2014), new triple-pane windows (2016-2018), new furnace and 50 gallon hot water tank (2012). Move-in ready or continue to renovate to your tastes; this home is a must see! Book your private viewing today.