



405 1 Avenue NE
Airdrie, Alberta

MLS # A2161059



\$529,000

Division:	Old Town		
Type:	Residential/House		
Style:	Bi-Level		
Size:	925 sq.ft.	Age:	1961 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-V
Foundation:	Poured Concrete	Utilities:	-
Features:	Primary Downstairs, Track Lighting, Vinyl Windows, Wet Bar, Wood Counters		

Inclusions: Refrigerator, Stove in Basement, Microwave, Freezer.

Open House Saturday, August 31st, 12 to 3PM Welcome to this spacious and inviting detached home with SUITE (illegal), set on an MASSIVE CORNER LOT with a HUGE OVERSIZED GARAGE in a peaceful neighborhood. This property features 4 bedrooms and 2 full bathrooms, offering ample space for families and those who appreciate room to grow. The large yard is perfect for outdoor activities, gardening, or simply enjoying the fresh air, while the private balcony provides a cozy spot for morning coffee or evening relaxation. Step inside to find a welcoming living room, ideal for family gatherings or quiet nights in. The kitchen, with its practical layout and ample storage, makes meal preparation a breeze. On the main floor, you'll find the primary bedroom with a spacious closet, along with a second sizable bedroom, both sharing a 4-piece bathroom. A convenient laundry room and additional storage space complete this level. The fully finished lower level with suite (illegal) adds significant value to the home, featuring two additional bedrooms, each with ample closet space. A second 4-piece bathroom and a versatile recreational room with a charming fireplace make this space perfect for guests, extended family, or even a rental suite (illegal). The inclusion of a second kitchen on this level provides flexibility for dual living arrangements or entertaining. With abundant storage options, a utility room, and plenty of outdoor space, this home offers both comfort and practicality. It's ideal for those looking for a spacious residence in a tranquil setting, with the added benefit of a large lot that provides future potential. Whether you're a growing family or seeking a property with rental possibilities, this home is a rare find that promises a blend of indoor and outdoor living at its finest.