



**GRASSROOTS**  
REALTY GROUP

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**412 2 Avenue NE**  
**Airdrie, Alberta**

**MLS # A2187925**



**\$595,000**

<b>Division:</b>	Old Town		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-V
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Wood Windows		

**Inclusions:** Refrigerator & Stove in Basement

Wouldn't your ideal family home be only 1 block away from an Elementary, junior high, high school + an indoor skating arena you've found the location right here in the community of "Old Town". With shopping close by you'll find a big wide 60'lot with an illegally suited up down split level home. Walking up you'll find a lovely balcony where you can enjoy your morning coffees. Upstairs you'll find spaciousness with 4 bedroom up 2 bathrooms up, an open concept kitchen + a dining and living room. Downstairs is the common laundry and a walk up 2 bedroom illegal suite with a large living room, kitchen, full bath and separate dining. The big 24x26 garage is a mechanics dream as it is insulated, drywalled and heated. Here you've found your next investment property call to book your private viewing :)