



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

421 Albert Street SE
Airdrie, Alberta

MLS # A2193175



\$410,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,453 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions:	N/A
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Come on in… and be welcomed by a generous front entry that leads you into a beautifully designed traditional two-storey layout featuring spacious, sunlit rooms. The main floor showcases elegant hardwood and tile flooring. Enjoy an expansive dining room and breakfast nook that leads to a magnificent multi-tiered sheltered deck with a natural gas BBQ hookup. This outdoor oasis overlooks a vast, sunlit west-facing backyard with lane access and RV parking. Completing the main level is a convenient 2-piece bathroom and a back entrance leading into the single oversized attached garage. Upstairs, you’ll find three generously sized bedrooms, including a master suite with a two-piece ensuite bath. The lower level boasts an L-shaped family and games area with a wet bar, perfect for entertaining guests, exercising, or enjoying movie nights. Situated in one of Airdrie's most desirable central locations, this home is within walking distance of excellent schools, downtown shops, and various amenities. Contact your real estate agent today if you're searching for a fantastic home on a spacious lot in a well-established neighbourhood. A "Schedule A "must accompany all offers.