



**220 Acacia Drive SE  
Airdrie, Alberta**

**MLS # A2193432**



**\$439,900**

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Upright freezer in basement, 2 sheds in back yard

Amazing opportunity to purchase this well-maintained bi-level home with 4 bedrooms and 2 full baths situated just steps away from Muriel Clayton Middle School. Bright and open living/dining room with newer laminate floors. Kitchen with newer stainless steel fridge and stove, double sinks, newer pot lights and open shelves/pantry area. 3 bedrooms + a 4 piece bathroom complete the main level. The back door leads to the deck with stairs down to a large cement patio. Downstairs is a spacious recreation room, a 3 piece bathroom and large 4th bedroom with huge closet and storage cubby. There's a large dedicated storage room with built in shelves and workbench and a utility room with a 2017 hot water tank and 2023 furnace. Newer roof, eavestroughs & front door. The fenced back yard offers a grassy area + a parking area for 4 vehicles. Wonderful location - across from middle school playground, with Nose Creek Park, shopping mall + library near by. Short commute to many stores, restaurants and other amenities.