



GRASSROOTS
REALTY GROUP

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239 6 Avenue NW
Airdrie, Alberta

MLS # A2205155



\$529,900

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,407 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: White cabinet in dining area, Fire pit, Storage shed, Park bench

Welcome to this meticulously maintained home, nestled on a quiet street, backing onto a serene green space and offering a sun-drenched south-facing backyard that exudes a park-like ambiance. The private outdoor oasis is perfect for relaxation and entertaining, featuring garden beds, a cozy fire pit, a spacious rear deck, and even grapes that grow along the fence for a unique touch. This fully developed home boasts a spacious and well-thought-out layout. The primary suite is generously sized, offering a peaceful retreat complete with a large walk-in closet and a private en suite bathroom. Upstairs, you'll find two additional bedrooms with access to a full bathroom. The main floor shines with updated flooring throughout, a modern kitchen with stainless steel appliances—including a Bosch dishwasher—and a large, sunny dining area perfect for family meals or entertaining. The cozy living room is the heart of the home, featuring a gas fireplace that creates a warm, inviting atmosphere. Situated in the desirable Tri-school division area with all three schools conveniently located at a single site, this home is ideal for families. You'll also enjoy proximity to downtown, shopping, parks, and pathways, offering easy access to all the amenities you need. This home comes complete with solar panels as well. Additionally, the charming front veranda offers another space to unwind and enjoy the peaceful surroundings. Book your showing today and experience the perfect blend of comfort, convenience, and nature in this beautiful home!