



GRASSROOTS
REALTY GROUP

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232 1 Avenue NE
Airdrie, Alberta

MLS # A2211920



\$599,900

Division:	The Village		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Laminate, See Remarks, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, See Remarks, Wood Frame
Foundation:	Block, Brick/Mortar
Features:	See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-V

Utilities: -

Inclusions: N/A

Location, Location, Location! This is your chance to own a fantastic property in the highly sought-after community of "The Village," boasting one of the largest corner lots you'll find, measuring an impressive 85' X 130'. Situated in a prime position, this bungalow offers unparalleled convenience and future potential. Step inside this spacious bungalow and discover over 1,180 SqFt of comfortable living space on the main floor. The home features a humongous living family room, perfect for gatherings and relaxation. A good-sized kitchen offers ample space for culinary adventures. You'll also find 3 well-proportioned bedrooms and 2 full bathrooms (a convenient 4-piece and a practical 3-piece). The living space extends further into the fully developed basement, adding over 825 SqFt of versatile space – ideal for a recreation room, home office, or additional living areas. Outside, a double detached garage provides secure parking and extra storage. The location of this property is truly unbeatable! Imagine being directly across the street from Jensen Park and the Plainsmen hockey Arena – perfect for recreation enthusiasts. Families will appreciate the proximity to three schools, all within easy reach. Enjoy the convenience of being within walking distance to shopping centers and all other essential amenities. Commuting is a breeze with easy access to the highway. This property presents an amazing investment opportunity with a multitude of options: * Keep it as a rental property and enjoy a steady income stream. * Undertake extensive renovations to create a modern masterpiece and flip for profit. * Capitalize on the expansive corner lot and build your dream family home in a fantastic location. Adding to the appeal, the property features a new roof and a new high-efficiency furnace, offering peace of mind and potential energy savings. Don't miss out on this

incredible opportunity! Call for your private viewing today!