

# \$599,900 - 232 1 Avenue Ne, Airdrie

MLS® #A2211920

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.25 Acres

The Village, Airdrie, Alberta

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 â€” 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 â€” 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!

Built in 1947

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211920    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,180       |
| Acres          | 0.25        |
| Year Built     | 1947        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 232 1 Avenue Ne |
| Subdivision | The Village     |
| City        | Airdrie         |
| County      | Airdrie         |
| Province    | Alberta         |
| Postal Code | T4B 0R4         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

# of Garages            2

### **Interior**

Interior Features      See Remarks

Appliances            Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, See Remarks, Washer

Heating                Forced Air

Cooling                None

Has Basement        Yes

Basement             Finished, Full

### **Exterior**

Exterior Features    Private Entrance, Private Yard

Lot Description       Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, See Remarks

Roof                    Asphalt Shingle

Construction        Concrete, See Remarks, Wood Frame

Foundation           Block, Brick/Mortar

### **Additional Information**

Date Listed            April 16th, 2025

Days on Market       20

Zoning                 R1-V

### **Listing Details**

Listing Office         Century 21 Masters

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