

\$540,000 - 420 2 Avenue Ne, Airdrie

MLS® #A2075835

\$540,000

5 Bedroom, 3.00 Bathroom, 1,560 sqft
Residential on 0.17 Acres

The Village, Airdrie, Alberta

Welcome to the heart of Airdrie! This remarkable bungalow is ideally situated in a prime location and boasts an array of features and untapped potential. Nestled on an expansive lot, youâ€™ll never have to worry about parking, thanks to the double heated tandem garage, a three-car driveway, and alley access. The side entry of the driveway ushers you into a generously spacious living room, with a captivating bay window thatâ€™s sure to steal your heart. Whether you gaze upon the backyard or cozy up to the wood-burning fireplace, this living space is a haven of comfort. Through the patio doors, youâ€™ll step onto a sizeable back dura deck complete with a gazebo for your outdoor enjoyment. Inside, an updated and airy white kitchen awaits, complete with a breakfast bar, ample counter space, and a closet-turned pantry. The main floor comprises three bedrooms, including a sizable primary bedroom with a walk-through closet and a three-piece ensuite. You will also find a 4-piece main bathroom and the convenience of an upstairs laundry room that could be converted into a fourth bedroom if desired. The basement retains its original character and charm, featuring a spacious recreation room with a wet bar, two additional bedrooms (one does not meet egress standards), storage space, a cold room, and an extra room for all your storage needs plus a second laundry room. As if that is not enough, some additional features include, Wood siding, Roof



replaced in 2014, newer High efficiency furnace, New hot water tank, updated triple pane windows on the main floor, and highly durable interlocking tile flooring in the kitchen and dining room! If you have children, you are steps away from the Tri Schools, the Farmers Market, Highway access and Main Street! This charming bungalow truly offers the best of both location and potential – an opportunity not to be missed.

Built in 1967

Essential Information

MLS® #	A2075835
Price	\$540,000
Sold Price	\$520,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,560
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	420 2 Avenue Ne
Subdivision	The Village
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1R5

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, See

Remarks, Tandem

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Laminate Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Rain Barrel/Cistern(s), Storage
Lot Description	Back Lane, Back Yard, Gazebo, Front Yard, Lawn, Garden, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2023
Date Sold	November 9th, 2023
Days on Market	64
Zoning	R1-V
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ROCKY VIEW REAL ESTATE
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