

\$480,000 - 24 Luxstone Crescent Sw, Airdrie

MLS® #A2084512

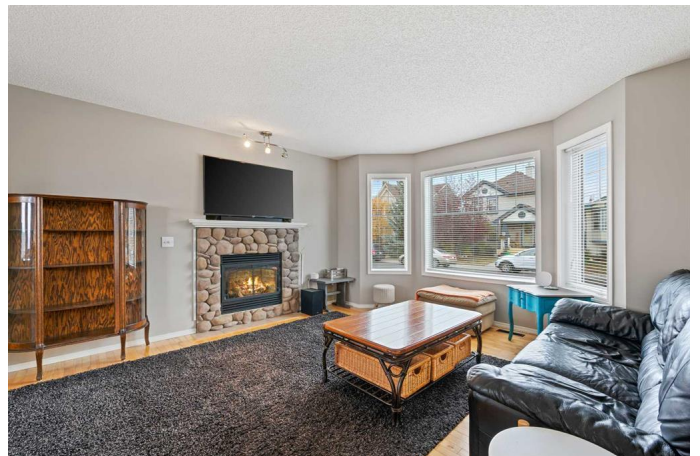
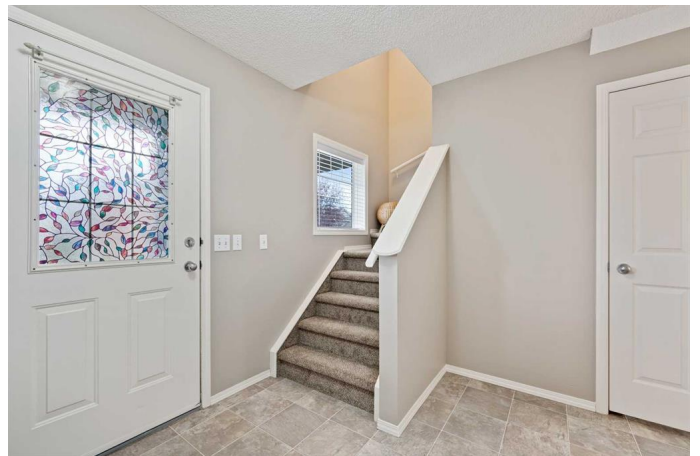
\$480,000

3 Bedroom, 2.00 Bathroom, 1,268 sqft

Residential on 0.09 Acres

Luxstone, Airdrie, Alberta

Welcome to your ideal investment opportunity or starter home in the heart of West Airdrie! This charming property boasts 3 bedrooms and 2 bathrooms and has nearly 1800sqft of total living space, making it perfect for small families or those seeking a smart real estate investment. As you step inside, you'll immediately notice the newly updated interior, including fresh paint, new blinds and BRAND-NEW carpets throughout the home, providing a clean and inviting atmosphere. The main floor offers the convenience of laundry facilities and a half bath, making daily chores a breeze. The bright functional kitchen features gleaming new countertops that add a touch of modern elegance. With two GAS fireplaces, one in the main floor living area and one in the fully finished basement, you'll stay warm and cozy during those cold Alberta winters months ahead. The basement offers large windows and layout to accommodate another bedroom if desired. One of this property's most enticing feature is its south-facing rear yard providing views of the open field and school, creating a sense of space and tranquility. The rear alley access adds to the convenience and ability to add a garage on the already poured pad. Situated in a family neighbourhood, you're within close proximity to all essential amenities, dining options, shopping centres, restaurants, medical facilities, parks, and scenic pathways. Let your kids walk to school with ease as they are NOT required to cross any roads on their way! Your new home is not



just a house; it's a gateway to a vibrant and convenient lifestyle. You'll love the friendly atmosphere of the community. Don't miss out on the opportunity to make this meticulously updated and move-in ready property your own. Act now and experience the best that West Airdrie has to offer!

Built in 2002

Essential Information

MLS® #	A2084512
Price	\$480,000
Sold Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,268
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	24 Luxstone Crescent Sw
Subdivision	Luxstone
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W6

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Blower Fan, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Level, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	November 22nd, 2023
Days on Market	42
Zoning	R1-L
HOA Fees	0.00

Listing Details

Listing Office	GRASSROOTS REALTY GROUP
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