

\$609,900 - 313 Main Street Nw, Airdrie

MLS® #A2093238

\$609,900

6 Bedroom, 3.00 Bathroom, 1,429 sqft
Residential on 0.24 Acres

Old Town, Airdrie, Alberta

Lots this size are rarely available. 10,400 sq.ft. on Main Street Airdrie. Ideal for Investor/Landlord, Tradesman or Large Family. Lots of room for secondary garage (only 30% lot coverage currently). SIX bedrooms, 2,750+ sq.ft. fully developed bilevel with rear laneway on two sides. 84' x 125' west backing lot, a 22' x 26' attached garage (with man door to rear yard) and oversized 22' x 30' front driveway. The huge lot is fully fenced and there's gated rear lane access to the back yard. Main level features three bedrooms with one and a half baths, including the large primary bedroom (17' x 13' with 2 piece ensuite). The oversize kitchen (18' x 13'4") has room for dining or add an island, and comes with fridge, stove, hood fan (charcoal filter), new dishwasher, and access to the large 10' x 34' sunny west backing rear deck. Spacious living room (17'5" x 13'5") and flex room (dining or home office) also has rear deck access. The lower level is fully developed with three bedrooms including the main bedroom (13'6" x 10'6"), a three piece bath, large family room (16'6" x 13') with secondary home office area (13' x 10'), another home office, and mechanical room with washer and dryer. With laneway on two sides, there's great potential for secondary garage, ideal for tradesman and home business (by permit), and there's still lots of yard left over. Sunny south and west exposure and fire pit. Dishwasher is new, and 2022 shingles, HWT, carpet and paint, and six



new windows have been installed. Some updating needed, but taken into account in the pricing, with significant land value here. Ideal for investor or large or extended families, or people looking for some space and privacy. Walking distance to downtown, all levels of schools, Superstore and Canadian Tire. Realtor/Seller has an interest.

Built in 1971

Essential Information

MLS® #	A2093238
Price	\$609,900
Sold Price	\$595,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,429
Acres	0.24
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	313 Main Street Nw
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N8

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Garage Door Opener, Oversized

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Oven, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Lawn, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2023
Date Sold	January 8th, 2024
Days on Market	55
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	LEGACY REAL ESTATE SERVICES
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