

\$450,000 - 328 1 Avenue Se, Airdrie

MLS® #A2095518

\$450,000

4 Bedroom, 2.00 Bathroom, 1,065 sqft
Residential on 0.14 Acres

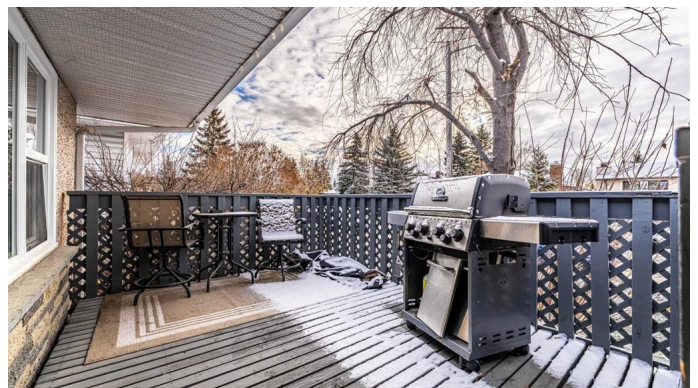
Old Town, Airdrie, Alberta

This South facing bright and spacious bungalow offers a total of 4 bedrooms, a separate illegal suite, fenced backyard, and oversized, insulated 23ft x 23ft garage. Upper 1,065 sq ft unit offers 2 large bedrooms, spacious bathroom with separate Jacuzzi tub. Front living room is cozy and has easy access to the functional kitchen and eating area. Kitchen offers ample counter space and cabinetry and newer appliances. Hardwood flooring, large sunny front deck and new windows makes this unit very appealing. Lower level boasts an illegal 2-bedroom unit with 2 large bedrooms, 3-piece bathroom, new laundry, large kitchen, a cold/storage room, and open living room complete this great self containing unit. Home has been very well maintained and managed over the years and it shows. Great location and easy access to all the amenities Old Town has to offer! This is a great opportunity for a first-time buyer or savvy investor looking for passive income. This great turn-key investment opportunity comes with great long term tenants! Contact us today for more details!

Built in 1964

Essential Information

MLS® #	A2095518
Price	\$450,000
Sold Price	\$470,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,065
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	328 1 Avenue Se
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1H5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Faces Rear, Insulated, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features	Jetted Tub, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 30th, 2023
Date Sold	January 6th, 2024
Days on Market	36
Zoning	R1-V
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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