

\$494,900 - 1844 Meadowbrook Drive Se, Airdrie

MLS® #A2138371

\$494,900

5 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

PRIME INVESTMENT OPPORTUNITY â€“ BEAUTIFULLY UPDATED 5 BEDROOM - RENT UP & DOWN + THE OVERSIZED DETACHED GARAGE SEPARATELY â€“ 3 POTENTIAL INCOME STREAMS!! Huge potential in a High-Demand Rental Area with 3 BEDROOMS UP & a 2 BEDROOM SUITE (illegal) DOWN, with separate entrance. This Solid Bi-level boasts 2535 total SF & is located within walking distance to all levels of schools, transit, shopping, groceries, medical & Genesis Rec Centre! RECENT UPGRADES INCLUDE: New kitchen appliances, new vinyl flooring, new garbage disposal, new split-line AC/Heat pump (in addition to forced air furnace), new baseboards & crown moldings, new main floor bathroom renovation, and new sod in the backyard! Enter through a spacious foyer which has separate doors for upper & lower access. Main floor features 3 bedrooms with a large primary & a full, renovated bathroom. Spacious living room, office/den for those working from home, separate dining area & a beautiful kitchen. The lower level features separate laundry for upper & lower, a large family room, eat-in kitchen and 2 good-sized bedrooms with a 4 pce bathroom. Front yard is fenced with many hedges & lilacs for privacy, backyard is fully fenced with BIG RV GATES to park your RV as an option, new sod, fruit trees with 2 apple, 1 cherry & 2 plum trees, PLUS an OVERSIZED 24x 24 detached garage (all tools negotiable)! Don't miss out on this prime investment opportunity! Schedule a



viewing today and seize the chance to secure a lucrative asset in a thriving rental market.

Built in 1983

Essential Information

MLS® #	A2138371
Price	\$494,900
Sold Price	\$560,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,279
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1844 Meadowbrook Drive Se
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1V4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Insulated, Oversized, RV Access/Parking, See Remarks

Interior

Interior Features	No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Heat Pump
Cooling	Other

Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 28th, 2024
Days on Market	23
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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