

\$599,900 - 30 Lawrence Green Se, Airdrie

MLS® #A2188215

\$599,900

4 Bedroom, 4.00 Bathroom, 1,465 sqft

Residential on 0.11 Acres

Lanark, Airdrie, Alberta

MOVE IN READY !! This 3 Bedroom Semi-Detached Home by Homes by Avi has been masterfully designed and has plenty of room for the entire family to grow. COMES WITH a Huge BACK, DOUBLE DETACHED GARAGE (Built by the builder), ample RV parking, AC and located right across the street from a Beautiful PARK! The main floor boasts an open floor plan with SPACIOUS ENTRY open to the living room, dining room and to the stunning kitchen with breakfast bar. This home features QUARTZ COUNTERTOPS, UPGRADED LIGHTING, S/S APPLIANCES and with continuous LVP flooring throughout the main floor. The half bath nicely tucked in back by the mud room which overlooks the deck and oversized back yard. The upper level has great sized master bedroom and offers a large walk in closet and 4-piece En-Suite bath. Upstairs we have 2 additional good sized bedrooms, a nicely appointed full bath as well as a dedicated laundry closet.

There is a separate side entrance to the fully finished basement which was finished by the builder. This space has never been rented but can be used as an illegal basement suite. This custom finished space offers a spacious rec room, a fourth bedroom, another full bathroom, separate laundry as well as a functional kitchenette. The basement has excellent potential to generate income or can be used for the modern conveniences that a



growing and busy family needs.

The massive landscaped backyard boasts RV parking space beside your Double detached garage. There is a natural gas line at the deck for your BBQ and the owner has "roughed in" a natural gas line to the garage for the future install of a heater. There is plenty of space to add additional storage in this large yard if needed. Situated across from very cute park and just a stones throw to a community rink and open field. This vibrant and safe family oriented neighborhood features extensive pathways, ponds, parks, and playgrounds. Enjoy quick access to Deerfoot, Stoney Trail, CrossIron Mills, Costco, and the airport.

This move-in-ready home perfectly combines luxury, location, functionality and lifestyle—don't miss it!

Built in 2021

Essential Information

MLS® #	A2188215
Price	\$599,900
Sold Price	\$590,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,465
Acres	0.11
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	30 Lawrence Green Se
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Subdivision	Lanark
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 3M8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking

Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks, Separate Entrance, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings, See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Date Sold	January 31st, 2025
Days on Market	14
Zoning	R2
HOA Fees	136.50
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
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