

# \$549,900 - 417 1 Avenue Se, Airdrie

MLS® #A2245830

**\$549,900**

5 Bedroom, 2.00 Bathroom, 1,522 sqft

Residential on 0.14 Acres

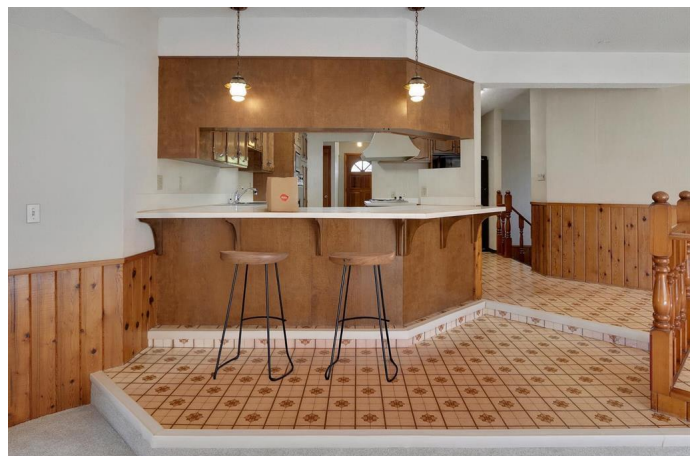
Old Town, Airdrie, Alberta

Welcome to 417 1 Avenue SE in Airdrie, a rare gem offering space, functionality, and unbeatable location. This is the largest bungalow on the street, featuring thoughtful additions to both the main floor and basement, giving you the flexibility and room your family needs. With 3 bedrooms upstairs and 2 oversized bedrooms downstairs, this home is perfect for large families, multi-generational living, or anyone needing space to grow.

Step inside to a freshly painted interior with new Hunter Douglas blinds and new carpet in the rear family room. The welcoming stone wood-burning fireplace in the front living room sets a cozy tone, while sliding patio doors off the extended family room open to an oversized south-facing deck, perfect for sunny morning coffee or entertaining friends and family.

The basement features two extra-large bedrooms with massive walk-in closets, so big even the primary bedroom might get jealous! There's also an undeveloped basement addition ready to be transformed into your dream space....a teenagers' retreat, home gym, or entertainment haven. The home is also equipped with two furnaces for comfort throughout the seasons.

Outside, you'll love the oversized double garage, additional RV parking, and a 500 sq ft detached garage in the large, sun-drenched



backyard. Located on a quiet, treelined street in central SE Airdrie, this home is just minutes from schools, parks, shopping, restaurants, and has quick access to QE2. Pride of ownership shines here...a pre-listing home inspection has been done and repairs are complete, including Poly B removal.

This is more than just a house...it's the ideal place to create lasting family memories and make it truly your own.

Built in 1962

### Essential Information

MLS® #	A2245830
Price	\$549,900
Sold Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,522
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	417 1 Avenue Se
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1H2

### Amenities

Parking Spaces	4
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Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Oversized, Parking Pad, RV Access/Parking
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## Interior

Interior Features	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning, Glass Doors, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 8th, 2025
Date Sold	August 16th, 2025
Days on Market	8
Zoning	R1-V
HOA Fees	0.00

## Listing Details

Listing Office	The Real Estate District
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