

# \$595,000 - 412 2 Avenue Ne, Airdrie

MLS® #A2187925

**\$595,000**

5 Bedroom, 3.00 Bathroom, 1,409 sqft  
Residential on 0.17 Acres

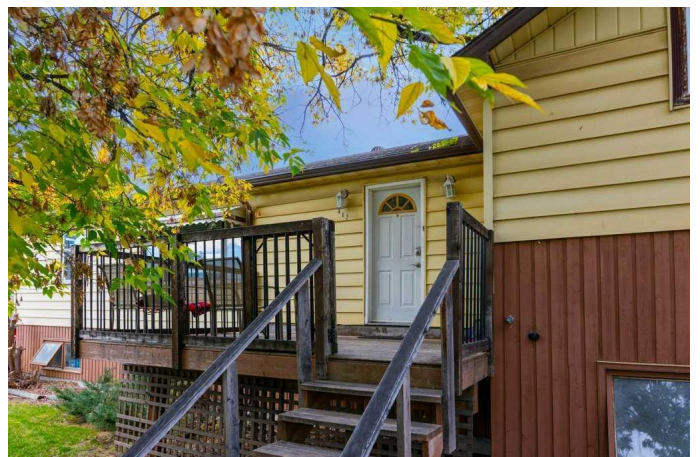
Old Town, Airdrie, Alberta

Wouldn't your ideal family home be only 1 block away from an Elementary, junior high, high school + an indoor skating arena you've found the location right here in the community of "Old Town". With shopping close by you'll find a big wide 60'lot with an illegally suited up down split level home. Walking up you'll find a lovely balcony where you can enjoy your morning coffees. Upstairs you'll find spaciousness with 4 bedroom up 2 bathrooms up, an open concept kitchen + a dining and living room. Downstairs is the common laundry and a walk up 2 bedroom illegal suite with a large living room, kitchen, full bath and separate dining. The big 24x26 garage is a mechanics dream as it is insulated, drywalled and heated. Here you've found your next investment property call to book your private viewing :)

Built in 1959

## Essential Information

MLS® #	A2187925
Price	\$595,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,409
Acres	0.17
Year Built	1959



Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	412 2 Avenue Ne
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B1R5

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Open Floorplan, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 16th, 2025
Days on Market	83
Zoning	R1-V

## Listing Details

Listing Office            RE/MAX Complete Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.