



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1206 Allen Street SE
Airdrie, Alberta

MLS # A2292868



\$340,000

Division:	Airdrie Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	820 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Private		

Heating:	ENERGY STAR Qualified Equipment
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Bathroom Rough-in, Granite Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: In basement is a 2nd stove & fridge

PRICE DROP ALERT; from \$360,000-\$340,000 Located in the vibrant and walkable community of Airdrie Meadows, this home is just steps away from countless amenities. Enjoy being within walking distance to the public library, shopping, restaurants, cafés, schools, playgrounds, and more. Commuting is easy with nearby transit access and quick connections to Main Street and Deerfoot Trail. The main floor features two spacious bedrooms, a full bathroom, and a bright living and dining area filled with natural light. The kitchen is well-appointed with stainless steel appliances, including a new dishwasher and microwave hood fan (2024/2025). The basement offers a separate entrance with two additional bedrooms, a laundry area, and an unfinished space ready to be customized to suit your needs. Additional highlights include washer and dryer hookups on the main floor, windows and siding replaced in 2014, and a private, fully fenced backyard. The outdoor space is perfect for entertaining with a gas hookup for summer BBQs and beautiful perennial landscaping.