



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

128 Ridgeway Way SW
Airdrie, Alberta

MLS # A2312727



\$474,900

Division:	Ridgeway		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: None

INVESTOR ALERT | 3 SEPARATE LIVING AREAS | 2 ILLEGAL BASEMENT SUITES | PRIME LOCATION Ideally Located With Quick Access To The City Centre And Close To Shopping Plazas, A Brand New Library, Urgent Care Facilities, Schools, Parks, Places Of Worship, And Convenient Public Transit, This Bungalow Offers Both Comfort And Exceptional Convenience. The Property Features Three Separate Living Areas, Offering Excellent Flexibility And Strong Income-Generating Potential. The Main Floor Features A Bright And Inviting Living Room With Hardwood Flooring And A Large Front Window That Fills The Space With Natural Light, A Functional Kitchen With Updated Vinyl Plank Flooring, Three Well-Sized Bedrooms, Including A Spacious Primary Bedroom, And A 4-Piece Bathroom. A Separate Entrance Provides Access To The Fully Developed Basement, Offering Additional Flexibility And Excellent Potential For Extended Family Or Supplemental Rental Income. The Lower Level Includes Two Distinct Living Areas Along With Two Bathrooms, Including A Bachelor-Style Space Equipped With A Portable Electric Cooktop, Fridge, And Microwave (Buyers Are Advised That Secondary Suites Are Subject To Approval And Permitting By The City/Municipality). Situated On A Generous Lot With Approximately 45 Ft Of Frontage And 100 Ft Of Depth, The Property Features A Large Private Fenced Backyard With A Storage Shed. A Front Parking Pad Provides Convenient Off-Street Parking, With Additional Street Parking Available. With Approximately 1,022 Sq Ft Of Above-Grade Living Space, This Property Offers An Excellent Combination Of Location, Versatility, And Long-Term Investment Potential. Homes Like This Are In High Demand And For Good Reason. Don't Miss Your Opportunity To Own This Incredible Property. Book

Your Private Showing Today.