



GRASSROOTS
REALTY GROUP

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2164 Summerfield Boulevard SE
Airdrie, Alberta

MLS # A2313901



\$359,900

Division:	Summerhill		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,066 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Lawn, Rectangular Lot, ST		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: 2nd fridge in Basement, Green House

OPEN HOUSE Weekend July 25 & 26, 12-3pm Welcome home to this charming bungalow located in the sought-after community of Summerhill in Airdrie. This home offers three bedrooms and a full bathroom, making it a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Freshly repainted throughout, the home also features BRAND NEW Kitchen Appliances (Stainless Steel), BRAND NEW carpeting, along with updated lighting, electrical outlets, and switches for a clean, modern feel. The kitchen and bathroom retain their original character and remains functional, giving the next owner the perfect opportunity to renovate and personalize to their own style over time. A BRAND NEW High-Efficiency furnace has just been installed, and the hot water tank was replaced in 2014. The undeveloped basement provides endless potential for future development — whether you envision additional living space, a home gym, workshop, or extra storage. Outside, the rear lane access offers parking for one vehicle or the flexibility for RV parking, while additional street parking is conveniently available out front. Don't miss your chance to own this affordable home with incredible potential in a mature, family-friendly neighborhood. Book your showing today!