



GRASSROOTS
REALTY GROUP

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165 Spring Dale Circle SE
Airdrie, Alberta

MLS # A2331139



\$310,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,335 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Garden, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Soaking Tub, Wet Bar		

Inclusions: Hot Tub, Gas BBQ, Shelves in Bathrooms, Shelves in bedroom closet

Enjoy the freedom of homeownership without monthly pad or condo fees! Tucked away on a quiet street, this WELL-MAINTAINED 2 BEDROOM, 2 BATHROOM home offers 1,335 SQ. FT. of comfortable living space on land that YOU OWN. FRESHLY PAINTED THROUGHOUT and lovingly maintained over the years, the thoughtful layout places the bedrooms on opposite ends of the home, providing added privacy. The spacious primary suite features a WALK-IN CLOSET and private ENSUITE, while the second bedroom includes its own bonus room that makes an ideal WALK-IN CLOSET, HOME OFFICE, HOBBY ROOM OR FLEX SPACE. A full second bathroom is conveniently located just outside the bedroom. A professionally added extension creates even more living space and includes a convenient WET BAR, making it the perfect spot for entertaining, a family room, games room or whatever best suits your lifestyle. One of the home's standout features is the spacious ENCLOSED PORCH, a favourite gathering place the family enjoyed year-round. Complete with a NATURAL GAS BBQ that helps keep the room warm during the winter months, it's the perfect place to enjoy your morning coffee, entertain guests, celebrate the holidays or simply unwind while overlooking the beautifully landscaped yard. Step outside and discover BEAUTIFULLY LANDSCAPED GROUNDS, mature gardens and an ENCLOSED HOT TUB, creating a private backyard retreat that's perfect for relaxing after a long day. Lovingly maintained over the years, this home has benefited from consistent upkeep, allowing its next owner to move in and enjoy while adding their own personal touches over time. If you've been searching for affordable homeownership without sacrificing outdoor space, privacy or monthly fees, this is an opportunity you won't want to miss.

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