



GRASSROOTS
REALTY GROUP

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424 Acacia Drive SE
Airdrie, Alberta

MLS # A2331257



\$390,000

Division:	Airdrie Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,018 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Chandelier, Laminate Counters, Vinyl Windows		

Inclusions: NONE - ALL APPLIANCES ARE AS-IS

Here is a fantastic opportunity to build some sweat equity in an adorable Bungalow in a prime location with a OVERSIZED DOUBLE GARAGE with TWO single garage doors (one being extra high to easily fit a truck). 3 Bedrooms, 1.5 bathrooms with rough in plumbing in the basement to add another. The property has been heavily smoked in but has great potential with big ticket items done : Furnace 2016, Hot Water tank 2023. Windows and roof have been updated and are not original. The location is prime , quick access to the Highway and walking distance to Nose Creek, the new library , Main street and so much more.