



GRASSROOTS
REALTY GROUP

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228 Marquis Place SE
Airdrie, Alberta

MLS # A2332197



\$430,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Driveway, Gravel Driveway, Single Garage /		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

Inclusions: shed

Welcome to 228 Marquis Place SE! This charming 2-storey home offers outstanding value in one of Airdrie's most established and family-friendly neighbourhoods. Whether you're a first-time buyer, investor, or someone looking for a home you can personalize over time, this property offers a fantastic opportunity with plenty of potential. Step inside to a bright and inviting main floor featuring a spacious living room with a large picture window that fills the space with natural light. A cozy wood-burning fireplace creates a warm focal point for the room, while a nearby gas line provides the option for an easy future conversion. The kitchen offers ample cabinet and counter space and opens to a generous dining area with patio doors leading to the large backyard—perfect for entertaining, family gatherings, or simply enjoying the outdoors. Recent updates throughout the main floor include hardwood flooring, fresh paint, updated lighting, tile flooring in the entry and powder room, and a refreshed kitchen backsplash. Upstairs you'll find three spacious bedrooms and an updated four-piece bathroom featuring modern tile flooring and a beautifully tiled tub surround. The fully developed basement provides a versatile recreation room that could easily function as a family room, home office, gym, or be modified to accommodate a fourth bedroom. A large laundry and storage area adds to the home's practicality. Outside, the oversized backyard is one of this property's standout features. With rear lane access, there's excellent potential for RV parking, a future oversized garage or workshop, while still offering plenty of room for children, pets, or gardening. Ideally located within walking distance to schools, parks, East Lake Recreation Centre, shopping, and pathways, with quick access to Yankee Valley Boulevard and Deerfoot Trail, this home offers exceptional convenience for commuters and

families alike. If you've been looking for an affordable home with space, updates, and the opportunity to add your own personal touches, this is one you won't want to miss. Book your private showing today!