



GRASSROOTS
REALTY GROUP

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512, 500 Allen Street SE
Airdrie, Alberta

MLS # A2335217



\$250,000

Division:	Airdrie Meadows		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,082 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 470
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	Blinds
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WELCOME HOME to this charming 3-bedroom, 1,081 sq. ft. home nestled in the mature, tree-lined community of Airdrie Meadows. Warm, inviting and full of natural light, this home offers the perfect balance of comfort, functionality and everyday convenience. The bright main floor features a spacious living room bathed in natural light, creating a warm and inviting space to unwind. The separate dining room flows into the functional kitchen, offering a practical layout for everyday living and entertaining, while tasteful updates add modern appeal without sacrificing the home's cozy charm. Step outside and discover one of this home's standout features—a beautifully treed backyard with a spacious deck, perfect for morning coffee, summer BBQs, or simply unwinding in your own private outdoor retreat. Upstairs, you'll find three comfortable bedrooms, making this home ideal for first-time buyers, young families, downsizers, or investors alike. Located just minutes from schools, parks, shopping, restaurants, and walking paths, this home combines the charm of an established neighbourhood with the convenience of everything Airdrie has to offer. This isn't just a house—it's a place to call home. Book your private showing today before this wonderful opportunity is gone!