



# 121 5 Avenue Airdrie Alberta

\$639,900

Unique OPPORTUNITY to own a 4 bedroom, 2.5 bath sq ft bungalow in Old Town Airdrie w/over 2500 SQ FT OF LIVING SPACE DEVELOPED! Located on a QUIET street & a MASSIVE lot w/ SOUTH-facing back yard. What makes this gorgeous property even more appealing & special is the nearly 1000 SQ FOOT HEATED SHOP! This shop boasts 220 power, HARDIE BOARD SIDING, roughed in in floor heat, 2 OVERHEAD DOORS, DIRECT DRIVE GARAGE DOOR OPENER ON THE DOUBLE DOOR, negotiable lift & is a unicorn within the city limits. This DREAM SPACE gives you acreage style storage & workspace in the city & within walking distance (900 meters approximately) to 3 schools. Tiled foyer opens to a BRIGHT living room (perfect for home office space). The UPDATED kitchen has plenty of tall cabinetry, tile backsplash, GRANITE counters, LARGE walk-in pantry, double FULL SIZE WALL OVENS, SS UPGRADED HOOD FAN & HEATED TILE FLOORS. The kitchen is completely open to an amazing DINING SPACE highlighted by CATHEDRAL ceilings. This area overlooks the family room w/ gorgeous stone WOODBURNING fireplace & laminate floors. Other upgrades in this area of the home include NEWER TRIPLE PANE WINDOWS & IN FLOOR HEAT. A 2 pc main bath & full 4 pc CABIN STYLE bath w/ dual flush toilet service the 3 main floor bedrooms inc the GENEROUS primary bedroom. The half bath also serves as an ensuite bath to this room. Also on the main floor is a massive MUDROOM with access to your SINGLE ATTACHED GARAGE (with this garage you have nearly 1200 sq ft of GARAGE SPACE!!!) Downstairs find an EXTENSIVE rec room w/newer carpets & pot lights. There is also a 4th bedroom as well as a 3 pc ensuite style bath on this floor (window size may not meet today's egress standards for a basement bedroom & basement was developed before the current owners owned the home so it is unknown if this was permitted as a bedroom at the time of development)...

3pc Bathroom 6.25 Ft x 4.83 Ft  
 Laundry room 13.67 Ft x 9.50 Ft  
 Bedroom 10.75 Ft x 21.92 Ft  
 Recreational, Games room 24.75 Ft x 15.50 Ft  
 Furnace 7.17 Ft x 5.50 Ft

Primary Bedroom 10.50 Ft x 16.33 Ft  
 Breakfast 12.42 Ft x 9.33 Ft  
 Den 10.58 Ft x 9.17 Ft  
 Dining room 10.50 Ft x 12.00 Ft  
 Family room 16.75 Ft x 18.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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2pc Bathroom 5.08 Ft x 6.58 Ft  
4pc Bathroom 4.92 Ft x 8.00 Ft  
Bedroom 9.08 Ft x 7.83 Ft  
Bedroom 7.83 Ft x 11.33 Ft

Foyer 6.58 Ft x 11.33 Ft  
Kitchen 12.75 Ft x 16.17 Ft  
Living room 14.50 Ft x 17.17 Ft