



## 328 1 Avenue Airdrie Alberta

\$450,000

This South facing bright and spacious bungalow offers a total of 4 bedrooms, a separate illegal suite, fenced backyard, and oversized, insulated 23ft x 23ft garage. Upper 1,065 sq ft unit offers 2 large bedrooms, spacious bathroom with separate Jacuzzi tub. Front living room is cozy and has easy access to the functional kitchen and eating area. Kitchen offers ample counter space and cabinetry and newer appliances. Hardwood flooring, large sunny front deck and new windows makes this unit very appealing. Lower level boasts an illegal 2-bedroom unit with 2 large bedrooms, 3-piece bathroom, new laundry, large kitchen, a cold/storage room, and open living room complete this great self containing unit. Home has been very well maintained and managed over the years and it shows. Great location and easy access to all the amenities Old Town has to offer! This is a great opportunity for a first-time buyer or savvy investor looking for passive income. This great turn-key investment opportunity comes with great long term tenants! Contact us today for more details! (id:6769)

Bedroom 11.83 Ft x 11.58 Ft

Bedroom 10.67 Ft x 13.42 Ft

Living room 9.67 Ft x 9.00 Ft

Kitchen 14.08 Ft x 8.42 Ft

Dining room 8.25 Ft x 7.25 Ft

Storage 9.58 Ft x 6.92 Ft

3pc Bathroom Measurements not available

Foyer 11.83 Ft x 4.08 Ft

Other 17.42 Ft x 9.92 Ft

Living room 17.33 Ft x 11.25 Ft

Laundry room 3.92 Ft x 2.08 Ft

Primary Bedroom 12.58 Ft x 10.92 Ft

Bedroom 12.58 Ft x 10.50 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
REAL BROKER



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