



# 700 Allen Street Airdrie Alberta

\$310,000

FULLY FINISHED 3 BEDROOM END UNIT | 2 PARKING STALLS | ENCLOSED YARD | WALKABLE TO AMENITIES! This spacious 3-bedroom end unit has arguably the best location in the complex backing directly onto a green space and offering a generous enclosed yard/deck with sunny SW exposure and no neighbours behind. The complex is across from the playground, sports fields, pathways and basketball courts at Muriel Clayton Middle School and easy walking distance to Genesis Place via the overpass, the shops and services on Main ST and an abundance of amenities at Nose Creek Regional Park and Off-Leash Park. This family-friendly community also provides easy access to both Yankee Valley BLVD and Veterans BLVD making commuting in or out of town a breeze. The main level of the home is bright and inviting with a generous living room that provides lots of natural light, patio doors that lead to the yard/deck space and is adjacent to the dedicated dining area. The updated kitchen has loads of counter and cupboard space, a full stainless steel appliance package and room for a small dinette or freezer. The main level is completed with a convenient half bathroom and a front entryway that has a large area for outerwear. The upper level offers 3 generous bedrooms including the huge 14'11" x 11'9" primary suite that has a large closet and access to the renovated 4-piece cheater ensuite bathroom. The fully finished basement provides sought after additional living space with a huge recreation room that can be used as a home theatre, games room, kids' playroom or exercise area. This level also provides a massive amount of storage in the rear mechanical/utility room which is also home to the laundry area. The enclosed yard and deck area provides great outdoor living space that is the perfect setting for sipping your morning coffee, hosting barbecues or just relaxing and enjoying the green space i...

- Recreational, Games room 16.25 Ft x 10.92 Ft
- Furnace 16.25 Ft x 15.25 Ft
- Living room 17.25 Ft x 11.50 Ft
- Kitchen 14.33 Ft x 10.92 Ft
- Dining room 6.58 Ft x 5.58 Ft
- 2pc Bathroom 6.33 Ft x 5.17 Ft
- Primary Bedroom 14.92 Ft x 11.75 Ft
- Bedroom 10.67 Ft x 9.25 Ft
- Bedroom 10.67 Ft x 7.58 Ft
- 4pc Bathroom 10.00 Ft x 5.08 Ft

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

Listing Presented By:



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