



# 1206 Allen Street Airdrie Alberta

\$430,000

Located in the vibrant and walkable community of Airdrie Meadows, this home is just steps away from countless amenities. Enjoy being within walking distance to the public library, shopping, restaurants, cafes, schools, playgrounds, and more. Commuting is easy with nearby transit access and quick connections to Main Street and Deerfoot Trail. The main floor features two spacious bedrooms, a full bathroom, and a bright living and dining area filled with natural light. The kitchen is well-appointed with stainless steel appliances, including a new dishwasher and microwave hood fan (2024/2025). The basement offers a separate entrance with two additional bedrooms, a laundry area, and an unfinished space ready to be customized to suit your needs. Additional highlights include washer and dryer hookups on the main floor, windows and siding replaced in 2014, and a private, fully fenced backyard. The outdoor space is perfect for entertaining with a gas hookup for summer BBQs and beautiful perennial landscaping. (id:6769)

Bedroom 10.67 Ft x 10.92 Ft

Bedroom 7.75 Ft x 13.58 Ft

Roughed-In Bathroom 7.58 Ft x 16.58 Ft

Other 10.75 Ft x 19.33 Ft

Furnace 6.00 Ft x 8.42 Ft

4pc Bathroom 7.00 Ft x 8.83 Ft

Dining room 8.58 Ft x 8.58 Ft

Kitchen 8.58 Ft x 9.67 Ft

Living room 10.75 Ft x 19.17 Ft

Primary Bedroom 8.33 Ft x 15.33 Ft

Bedroom 13.17 Ft x 10.42 Ft

Listing Presented By:



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