



## 220 Big Hill Place Airdrie Alberta

\$424,900

\*\*\* OPEN HOUSE SUNDAY JANUARY 25, 12:00-3:00 \*\*\* Why purchase an apartment or a townhome when you can own a detached home for less without any condo fees and still own the land. This well-maintained 2005 manufactured home sits on a spacious pie-shaped lot and includes anchored tie-downs--ideal for mortgage approval and insurance requirements. The property features an oversize 22x20 double detached garage with a new heater (2022), 220V power, and a sub-panel. Including the extra long driveway, this property can accommodate a total parking of at least 7 vehicles. Enjoy a fully fenced, private backyard--perfect for pets--along with a sunny front porch and a relaxing back deck, all located on a quiet cul-de-sac. The best part? You own the land outright with no added fees. Inside, this bright, sun-filled home offers approximately 1,000 sq. ft. of comfortable living space, showcasing pride of ownership throughout. Major updates include a new house roof (2021), garage roof (2023), hot water tank (2014), high-efficiency furnace (2005), a Costco storage shed (2023), and new asphalt (2023). Flooring, carpet, and interior paint have also been refreshed. The thoughtfully designed layout features 3 bedrooms and 2 full 4-pc bathrooms. The primary suite includes a generous walk-in closet and a private ensuite. The open-concept kitchen and living area is enhanced by vaulted ceilings, two skylights, a large pantry, centre island, breakfast bar, --perfect for everyday living and entertaining. Located within walking distance of Superstore, Tim Hortons, parks, schools, Bert Church Theatre, Big Springs Athletic Club, Genesis Place, and close to the city's pathway system. Quick access to major routes makes commuting easy. This bright, clean, move-in-ready, low-maintenance property offers exceptional value--whether you're a first-time buyer, downsizing, or seeking a smart investment op...

Dining room 5.75 Ft x 8.33 Ft

Kitchen 14.58 Ft x 10.83 Ft

Living room 15.58 Ft x 13.00 Ft

Primary Bedroom 11.08 Ft x 10.75 Ft

Bedroom 7.75 Ft x 10.75 Ft

Bedroom 7.58 Ft x 10.67 Ft

Laundry room 7.50 Ft x 8.92 Ft

4pc Bathroom 5.00 Ft x 7.75 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

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