



## 412 2 Avenue Airdrie Alberta

\$595,000

If you ever dreamed of having your family only 1 block away from an Elementary, junior high, high school and a skating arena you've found the location right here in the community of "Old Town" Here you'll find a big wide 60'lot with an suited up down split level home. Walking up you'll find a lovely balcony where you can enjoy your morning coffees. Upstairs you'll find spaciousness with 4 bedroom up 2 bathrooms up, an open concept kitchen + a dining and living room. Downstairs is the common laundry and a walk up 2 bedroom illegal suite with a large living room, kitchen, full bath and separate dining. The big 24x26 garage is a mechanics dream as it is insulated, drywalled and heated. Here you've found your next investment property call to book your private viewing :) (id:6769)

4pc Bathroom 8.83 Ft x 7.33 Ft

Bedroom 11.25 Ft x 11.17 Ft

Bedroom 13.25 Ft x 11.25 Ft

4pc Bathroom 7.67 Ft x 5.92 Ft

Bedroom 10.58 Ft x 11.75 Ft

Kitchen 10.58 Ft x 15.67 Ft

Recreational, Games room 11.25 Ft x 23.42 Ft

4pc Bathroom 7.83 Ft x 3.33 Ft

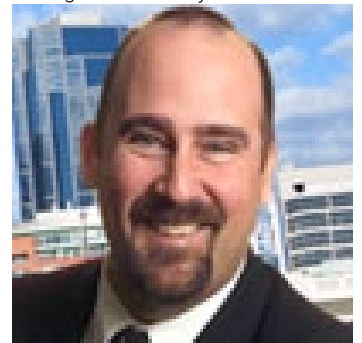
Bedroom 10.50 Ft x 11.50 Ft

Kitchen 9.00 Ft x 11.08 Ft

Living room 13.92 Ft x 19.17 Ft

Primary Bedroom 10.50 Ft x 11.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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