

**1852 Meadowbrook Drive SE
Airdrie, Alberta**

MLS # A2199477



\$524,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,072 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: basement couch, loveseat & table. Freezer and table in laundry room. Firepit, TV & fridge in garage,

*** OPEN HOUSE | SATURDAY, March 15 | 11:00am - 1:00pm *** ATTENTION First Time Homebuyers, Investors, and Anyone Looking for a GREAT DEAL in Airdrie! This beautiful single-family home has been freshly painted from top to bottom and is the perfect opportunity to break into Airdrie's thriving market! Featuring an OVERSIZED double-car garage, RV parking, and a spacious backyard, this is the home you've been waiting for!! As you step inside, you're welcomed into a large, BRIGHT living area — the perfect space for entertaining family and friends. The modern kitchen boasts STAINLESS STEEL appliances, tile backsplash, a convenient breakfast bar island & dining area. Upstairs, you'll find 3 generously sized bedrooms and a full four-piece bathroom, ideal for families. The basement is 90% finished, offering a large rec room, complete with Lazy Boy couches INCLUDED IN THE SALE!! A hobby area adjacent to the rec room can easily be transformed into a home gym, kids' play area, or anything else your heart desires. The lower level also includes a 4th bedroom space, a full three-piece bathroom with a tile shower, + a spacious storage/laundry room. Step out onto the upper deck, perfect for evening barbecues, or relax on the lower patio, which features a fire pit and grassy area. The oversized double car garage offers ample space for 2 full-size vehicles + is HEATED, has an 8' door & 220 wiring!! Plus don't forget about the RV parking! This home is packed with features you'll absolutely LOVE!! including a newer furnace, roof, and hot water tank, newer carpets in the basement and primary bedroom as well as a new washer and dryer. Plus, it's located just down the street from Meadowbrook Junior High and Good Shepherd Elementary School, with easy access to shops, restaurants, and Highway 2. If you're looking for UNBEATABLE VALUE, this

home is 100% it!