

## 244 Flett Drive NE Airdrie, Alberta

**MLS # A2256580**



**\$420,000**

<b>Division:</b>	Jensen		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lo		
<b>Heating:</b>	Forced Air		
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Full		
<b>Exterior:</b>	Stucco		
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Storage		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R2		
<b>Utilities:</b>	-		

**Inclusions:** Shed in Backyard

Enjoy the space you need and the location you want at 244 Flett Drive NE in Airdrie! This nearly 1,500 sq. ft. semi-detached home offers 3 bedrooms and 2 bathrooms in a bright, welcoming layout, ideal for families and first-time buyers alike. The fully developed basement adds even more living space with a large bedroom, a 3-piece bathroom, and plenty of room for a rec area or home office. Outside, you'll love the massive backyard with established gardens and a rear parking pad that fits three vehicles or an RV. With schools, shopping, transit, and walking paths just minutes away, this home is the perfect mix of comfort, convenience, and value.