

**11 Ridgebrook Drive SW
Airdrie, Alberta**
MLS # A2273561

\$430,000

Division:	Ridgegate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,039 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Washer as is, Dryer as is, Dishwasher as is, Refrigerator as is, Stove as is, Window Coverings All

Location, Lifestyle & Potential in the Heart of Airdrie. Welcome to this charming bungalow tucked into the established community of Ridgebrook, one of Airdrie's most walkable neighbourhoods. Just over 1,000 sq ft, this 3-bedroom, 2-bathroom home offers a solid footprint, a finished basement, and endless potential for the buyer ready to make it their own. The true star here is the location. Step outside and enjoy being minutes from the brand-new Airdrie Public Library, the energy of downtown/Main Street, and all the parades, festivals, and community events that make this area so special. Morning strolls, evening bike rides, or weekend picnics are effortless with Nose Creek Park just a short walk away—one of Airdrie's most loved green spaces. Inside, the classic bungalow layout offers comfortable main-floor living with three bedrooms and a full bath, while the finished basement provides additional living space, a second bathroom, and flexibility for a family room, home office, or guest area. The home is ready for updates and personal touches, making it an ideal opportunity for renovators, investors, or buyers looking to build equity in a prime central location. Whether you're dreaming of restoring its charm or re-imagining it entirely, this Ridgebrook home is your chance to live close to everything that makes Airdrie feel like home.