

**4, 51 Big Hill Way SE**  
**Airdrie, Alberta**

**MLS # A2286365**



**\$349,900**

<b>Division:</b>	Big Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All shelving and storage units

Don't sleep on this bright, recently renovated 3 bedroom townhome at a great price. Kitchen is well appointed and has a large eating area. Living room is very spacious and features large patio doors leading to the huge, low maintenance, sunny, West-facing back deck that is fully fenced. Three bedrooms and a full bathroom complete the upstairs. Basement is partially finished with a 3 pc bathroom, family / rec room, laundry, and plenty of storage space. There is an assigned parking stall directly in front of the townhouse. Recent updates include H/E furnace (2021), extended kitchen with new cabinets, fridge, stove and dishwasher (2020), new washer and dryer (2024), updated bathroom upstairs (tub, vanity, sink, flooring), new LVP flooring throughout, new deck in the backyard, exterior siding and hail resistant roof (2014), windows (2009). Walking distance to schools, shopping, Genesis Place, off-leash parks and more.