

**171 Willowbrook Drive NW**  
**Airdrie, Alberta**

**MLS # A2300271**



**\$599,900**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Central, Electric

**Floors:** Carpet, Vinyl

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Fully developed 4-bedroom, 3.5-bath home situated on a corner lot in the desirable community of Willowbrook, offering excellent potential. The main and upper levels are vacant and feature 3 bedrooms, 2.5 bathrooms, and a bright, functional layout ideal for family living. The fully finished basement offers a separate side entrance, 1 bedroom, a full kitchen, living area, separate laundry, and a 4-piece bathroom &mdash; Previously rented for \$1,200/month, providing great income potential. There is minor cosmetic damage to one vinyl plank in the main kitchen; the seller is open to replacing the flooring with the buyer's choice or offering a credit, depending on the offer. Situated on a spacious lot, this home is perfect for families, investors, or buyers seeking an investment property in a quiet, established neighbourhood close to schools, parks, and amenities. Sellers are not aware of any basement development permits.