

275 6 Avenue NW
Airdrie, Alberta

MLS # A2319715



\$449,000

Division:	Sunridge		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,205 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot, Street Lig		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Vaulted Ceiling(s), Wood Windows		

Inclusions: N/A

Attention DIY Homeowners and Investors! Bring your vision to this 4-bedroom/3-bathroom diamond in the rough with close to 1700 sqft of developed living area! Tucked away in the highly desirable and established neighborhood of Sunridge in Airdrie, this property offers a rare chance to customize every finish exactly to your taste. Featuring a spacious, sun-drenched floor plan with vaulted ceilings and solid structural bones, this property is ready for your personal touches. The highlights: Central A/C; Low traffic cul-de-sac location; large pie-shaped lot with a massive tree-filled backyard; ready for RV parking; Walking distance to Fletcher Park with 3 baseball diamonds, 2 basketball courts, a playground, a nine-hole disc golf course, an RV Sani-station, and a nearby BMX park; grocery stores, restaurants, coffee shops, and more are just around the corner. Quick and easy access to HWY 2