

216 Spring Haven Close SE Airdrie, Alberta

MLS # A2341340



\$250,000

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	930 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Concrete Driveway, Garage Faces Front, Single Garage Door		
Lot Size:	0.09 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: None

Unleash your creative vision in this bright, light-filled residence, where an abundance of windows bathes every corner in natural warmth. Perfect for an ambitious first-time buyer looking to step into the housing market or an investor seeking a valuable addition to their rental portfolio, this handyman special represents an incredible foundation ready for modern customization. Spanning 930 square feet, the structure invites you to renovate and tailor every finish to match your distinct personal style while taking advantage of its well-conceived layout. Inside, the open-concept design creates an effortless flow between living zones. The sunlit living room features two expansive windows and opens seamlessly to the dining area and kitchen, which comes equipped with dual closets for flexible pantry storage. Hosting two comfortable bedrooms and a large four-piece bathroom that offers convenient direct access to the primary bedroom, this home holds clear potential for a multi-piece upgrade. A dedicated laundry area ensures everyday convenience, rounding out a highly functional interior layout. Outdoors, the west-facing backyard is fully fenced to provide a secure retreat for relaxation or entertaining. Parking is effortless thanks to a single detached garage paired with a driveway that comfortably accommodates two additional vehicles. Location is a major highlight of this exceptional opportunity. Situated in a welcoming, family-oriented neighborhood, the home sits just minutes from premier local amenities, including Genesis Place Recreation Centre, East Lake Regional Park, Bert Church High School, and a vibrant selection of nearby shopping and dining options. Offered in "as is, where is" condition, this home is a blank canvas packed with immense value. Schedule your private viewing today to explore the possibilities!