

302 Meadowbrook Bay SE  
Airdrie, Alberta

MLS # A2233014



**\$565,000**

<b>Division:</b>	Meadowbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas, Fiber Optic
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Awesome 4 lvl split in one of Airdrie's premier neighborhoods, Meadowbrook. Recent exterior Hardi siding and some painting. This home backs South, and is on the corner of a quiet Cul-De-Sac, I in fact lived a few doors down when these homes were first built. Large backyard, deck not original, includes a shed. Close to Meadowbrook School, and Bert Church High. Inside is largely original oak trim. The basement is also finished. Add new flooring and paint, and it'll be amazing family home.