

6, 900 Allen Street SE  
Airdrie, Alberta

MLS # A2239956



## \$329,900

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

**\*\* Calling all first-time buyers and investors! This is a great opportunity to own the best priced 3-bedroom townhome in all of Airdrie right now, in a prime location close to both downtown and fast highway access! This two-storey home offers 3 bedrooms, 1.5 bathrooms and a partially finished WALK OUT basement. You also get 2 assigned parking stalls! Put your touch on this home and make it yours! Condo fees are \$348 a month in a very well-maintained complex with fantastic neighbours!**