

433 1 Avenue NE  
Airdrie, Alberta

MLS # A2260229



# \$499,900

<b>Division:</b>	The Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R1-V
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home		

**Inclusions:** n/a

Bring your vision to this 4-bedroom bi-level on a 50 x 179 ft EXTRA LARGE LOT in the heart of The Village. Step into the spacious front entry with plenty of storage. Upstairs, you will find a bright living room that flows into the dining area and kitchen, ready for a modern refresh. The primary bedroom is a comfortable size, and the second upstairs bedroom has been converted into a functional hair salon, perfect for a home-based business or easily turned back into a bedroom. The lower level offers two additional good-sized bedrooms and a cozy family room with built-ins (which could be converted into a fifth bedroom if needed). The true highlight of this property is the incredible yard, it's massive and full of potential for gardening, entertaining, or even future expansion. There is also a tandem garage for extra parking or workshop space. Recent updates include brand-new flooring on the main level and a NEW ROOF (Oct 2025). Homes on lots this size rarely come available at this price, don't miss the chance to put your stamp on a property with so much potential!