

RE/MAX
GRANDE PRAIRIE



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25, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2279481

\$349,000



Division: Marlborough Park

Type: Residential/Other

Style: 2 Storey

Size: 1,113 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 3 **Baths:** 2

Garage: Stall

Lot Size: -

Lot Feat: Back Yard, Backs on to Park/Green Space

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 393

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Quartz Counters, Storage

Inclusions: Shed in the backyard, flower beds

FULLY RENOVATED! 2 PARKING STALLS! LOW CONDO FEE! Welcome to Unit 25 at 6100 4 Avenue NE in Marlborough Park, fully renovated offering 3 bedrooms, 2 bathrooms and a fully developed basement. The main floor boasts a bright kitchen and dining room, with electric stove, dishwasher, microwave hood fan, brand new kitchen cabinets and quartz countertop. The living room has been updated with a charming TV stations with lots of storage space and decoration shelves. It has a sliding door opening out to the deck and back yard perfect for morning coffee or summer BBQ (gas line included). Upstairs you will find 3 good-sized bedrooms and 1 full bathroom, all brand new from doors, closets to washroom sink, bathtub, toilet, mirrors. The basement was fully developed with brand new carpet, 3pc bathroom, a big den, laundry and utilities room. Nestled in Madigan village complex, being well-managed, backing on to St Martha school and a large green space, this home is perfect for buyers looking to grow their families. Two assigned parking stalls number 25 right at door, low condo fee. This move-in-ready home combines comfort, convenience, and value in a family-friendly neighborhood. Whether you're starting out or expanding your portfolio, Unit 25 is a smart buy with lasting appeal. Don't miss out! Arrange a viewing now.