

261 Marquis Place SE
Airdrie, Alberta

MLS # A2209330



\$450,000

Division:	Meadowbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

ATTENTION SAVVY INVESTORS & FIRST TIME HOME BUYERS! With a little TLC, you can restore this LOVELY FAMILY HOME to its original glory! INCREDIBLE INVESTMENT OPPORTUNITY or create your PERFECT FOREVER HOME! This Classic FULLY DEVELOPED BUNGALOW is nestled on a HUGE LOT on a QUIET Tree-Lined Street in the Highly COVETED & Well Established Community of Meadowbrook! There are SO MANY OPPORTUNITIES HERE! Boasting 2000ft over 2 levels, this charming home offers easy Single Level Living. The main level features a SPACIOUS Living Room with cozy Wood Burning FIREPLACE, Separate Dining Room & a Well Appointed TRADITIONAL Kitchen. Completing the main floor is a Master Bedroom with ample closet space, sizable 2nd & 3rd bedrooms & a Full 4pc Bathroom. The FULLY DEVELOPED Lower Level expands your living space & features a Large GAMES/REC Room + FAMILY ROOM - the ideal spot for Family movie nights or hosting the big game! Rounding off this level is an Office/Den (potential 4th Bedroom with larger window), 2nd Bathroom & Large Laundry Room with extra STORAGE space. Step out back into your Expansive & Sunny SOUTH FACING Backyard - an excellent spot for hosting BBQ's & Entertaining Friends & Family! The Fully FENCED & Private Backyard also offers direct ALLEY ACCESS to your Oversized Detached DOUBLE GARAGE & plenty of room for RV PARKING. Excellent LOCATION! Meadowbrook is surrounded by beautiful parks, green space & pathways, great schools, shopping & numerous other amenities right near your doorstep, making it the perfect blend of convenience & tranquility!