

# \$460,000 - 1235 Allen Street Se, Airdrie

MLS® #A2245170

**\$460,000**

4 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Welcome to this charming bungalow, a true gem in central Edgewater in Airdrie, showcasing pride of ownership in a fantastic condition. The home offers a spacious main floor layout with three good sized bedrooms, with 1 pc ensuite that has a cheater door to the main 4 pc bath. An ideal home for families or anyone looking for single-level living. There's no shortage of space and storage, with plenty of room for your belongings and hobbies in the finished basement. With an enormous family room, a sizeable bedroom (the window is not egress), a 3 pc bath, laundry room, a workshop and storage room, you have more space than you can imagine. Outside, you'll find a private, tranquil yard with potential for a backyard garage, and the zero lot line allows for added privacy. There is a double driveway up front and the gate opens directly to the backyard, offering both convenience and easy access to outdoor living and on clear days, you'll also enjoy partial mountain views.

Located right next to Nose Creek Regional Park, this home offers unbeatable access to nature, with parks, pathways, schools, and urgent care all nearby. The 79 walk score means you're within walking distance to downtown Airdrie's shops and amenities, and with quick access to the highway, commuting is also a breeze. Whether you're attending community events like the Festival of Lights in the winter or the Canada Day Parade, this home's location has it all.



Over the years this home has had numerous updates like the furnace/water tank, shingles/siding, windows (some triple pane), electric panel, appliances, paint and flooring. Perfectly blending comfort, convenience, space, and an unbeatable location, this bungalow is ready to become your next dream home. Call now to set up your private viewing!

Built in 1981

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245170    |
| Price          | \$460,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,177       |
| Acres          | 0.09        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1235 Allen Street Se |
| Subdivision | Edgewater            |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 1B6              |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 2                                                  |
| Parking        | Off Street, Parking Pad, Side By Side, Front Drive |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Natural Woodwork, No Smoking Home, Sump Pump(s)                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Yard                                                |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot, Zero Lot Line |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Wood                                                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 21               |
| Zoning         | DC-16-A          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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