

# \$549,900 - 54 Lawrence Green Se, Airdrie

MLS® #A2234283

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,516 sqft

Residential on 0.06 Acres

Lanark, Airdrie, Alberta

Bright & Beautiful in Lanark! Nestled in the family-friendly community of Lanark, this 3-bedroom duplex offers the perfect blend of comfort, convenience, and style, directly across from a park, basketball half court, and sun beds! Step inside to an open-concept main floor featuring luxury vinyl flooring, a bright living room with tons of natural light, a spacious dining area, and a modern white kitchen complete with quartz countertops, cabinets to the ceiling still under warranty and a pantry, perfect for entertaining or daily family life. Upstairs, you'll find upper floor laundry, a generous primary suite with walk-in closet and a 3-piece ensuite, plus two additional bedrooms and a full bath. The separate side entrance offers future potential with an almost finished basement (ceiling unfinished) with plenty of storage. Enjoy summer evenings in your private fenced yard with a huge deck, and park with ease in the double detached garage (which can fit a truck!). Located in Lanark, one of Airdrie's most sought-after new communities, with walking trails, playgrounds, schools, and quick access to amenities, this home checks every box!

Built in 2021

## Essential Information

MLS® # A2234283

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,516                  |
| Acres          | 0.06                   |
| Year Built     | 2021                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 54 Lawrence Green Se |
| Subdivision | Lanark               |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4A 3M8              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings            |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, |

|              |                              |
|--------------|------------------------------|
|              | Rectangular Lot, See Remarks |
| Roof         | Asphalt Shingle              |
| Construction | Wood Frame                   |
| Foundation   | Poured Concrete              |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | R2              |
| HOA Fees       | 130             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 All Stars Realty Ltd. |
|----------------|----------------------------------|

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