

\$549,900 - 417 1 Avenue Se, Airdrie

MLS® #A2245830

\$549,900

5 Bedroom, 2.00 Bathroom, 1,522 sqft
Residential on 0.14 Acres

Old Town, Airdrie, Alberta

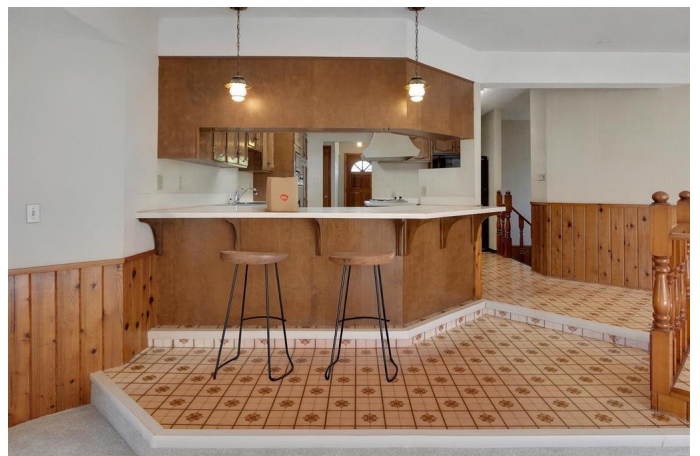
****OPEN HOUSE SAT AUG 2-3:30PM****

Welcome to 417 1 Avenue SE in Airdrie, a rare gem offering space, functionality, and unbeatable location. This is the largest bungalow on the street, featuring thoughtful additions to both the main floor and basement, giving you the flexibility and room your family needs. With 3 bedrooms upstairs and 2 oversized bedrooms downstairs, this home is perfect for large families, multi-generational living, or anyone needing space to grow.

Step inside to a freshly painted interior with new Hunter Douglas blinds and new carpet in the rear family room. The welcoming stone wood-burning fireplace in the front living room sets a cozy tone, while sliding patio doors off the extended family room open to an oversized south-facing deck, perfect for sunny morning coffee or entertaining friends and family.

The basement features two extra-large bedrooms with massive walk-in closets, so big even the primary bedroom might get jealous! There's also an undeveloped basement addition ready to be transformed into your dream space....a teenagers' retreat, home gym, or entertainment haven. The home is also equipped with two furnaces for comfort throughout the seasons.

Outside, you'll love the oversized double garage, additional RV parking, and a 500 sq ft



detached garage in the large, sundrenched backyard. Located on a quiet, treelined street in central SE Airdrie, this home is just minutes from schools, parks, shopping, restaurants, and has quick access to QE2. Pride of ownership shines here...a pre-listing home inspection has been done and repairs are complete, including Poly B removal.

This is more than just a house...itâ€™s the ideal place to create lasting family memories and make it truly your own.

Built in 1962

Essential Information

MLS® #	A2245830
Price	\$549,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,522
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	417 1 Avenue Se
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1H2

Amenities

Parking Spaces	4
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Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Off Street, Oversized, Parking Pad, RV Access/Parking
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# of Garages	2
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Interior

Interior Features	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Oven, Range Hood, Refrigerator
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Heating	Forced Air
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Glass Doors, Living Room, Mantle, Raised Hearth, Stone, Wood Burning
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Brick, Vinyl Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	August 8th, 2025
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Days on Market	4
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Zoning	R1-V
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Listing Details

Listing Office	The Real Estate District
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