

# \$559,999 - 225 2 Avenue Ne, Airdrie

MLS® #A2228815

**\$559,999**

4 Bedroom, 1.00 Bathroom, 1,041 sqft

Residential on 0.15 Acres

Old Town, Airdrie, Alberta

This bright and modern bungalow is perfectly located on 2 Ave in a mature neighbourhood, close to schools, parks, and a wide range of amenities. Whether you're looking for a family home or a great spot to downsize, this location offers everyday convenience and a welcoming community feel.

Inside, youâ€™ll find a warm and inviting main floor featuring a cozy fireplace, large windows that flood the space with natural light, and a clean, modern aesthetic throughout. There are 3 bedrooms on the main floor, along with a 4-piece bathroom. The finished basement provides extra living spaceâ€”perfect for a rec room, home office, or guest area.

Recent upgrades include a brand-new furnace and hot water tank (October 2024), a new stove and fridge, and a newer washer and dryer. The home also features upgraded shingles (only 3 years old), giving peace of mind for years to come.

Outside, enjoy a large backyard with lane accessâ€”ideal for kids, pets, or future garden projects. The double detached garage offers plenty of parking and storage, with lots of room for your tools or toys.

If youâ€™re looking for a well-maintained home in a great central location, this one checks all the boxes.



Built in 1964

## Essential Information

MLS® #	A2228815
Price	\$559,999
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,041
Acres	0.15
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	225 2 Avenue Ne
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2B8

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	17
Zoning	R1-V

### **Listing Details**

Listing Office	Real Broker
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