

# \$529,900 - 239 6 Avenue Nw, Airdrie

MLS® #A2205155

**\$529,900**

3 Bedroom, 4.00 Bathroom, 1,407 sqft  
Residential on 0.12 Acres

Sunridge., Airdrie, Alberta

Welcome to this meticulously maintained home, nestled on a quiet street, backing onto a serene green space and offering a sun-drenched south-facing backyard that exudes a park-like ambiance. The private outdoor oasis is perfect for relaxation and entertaining, featuring garden beds, a cozy fire pit, a spacious rear deck, and even grapes that grow along the fence for a unique touch. This fully developed home boasts a spacious and well-thought-out layout. The primary suite is generously sized, offering a peaceful retreat complete with a large walk-in closet and a private en suite bathroom. Upstairs, you'll find two additional bedrooms with access to a full bathroom. The main floor shines with updated flooring throughout, a modern kitchen with stainless steel appliances—including a Bosch dishwasher—and a large, sunny dining area perfect for family meals or entertaining. The cozy living room is the heart of the home, featuring a gas fireplace that creates a warm, inviting atmosphere. Situated in the desirable Tri-school division area with all three schools conveniently located at a single site, this home is ideal for families. You'll also enjoy proximity to downtown, shopping, parks, and pathways, offering easy access to all the amenities you need. This home comes complete with solar panels as well. Additionally, the charming front veranda offers another space to unwind and enjoy the peaceful surroundings. Book your showing today and experience the perfect blend of



comfort, convenience, and nature in this beautiful home!

Built in 1994

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2205155    |
| Price          | \$529,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,407       |
| Acres          | 0.12        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 239 6 Avenue Nw |
| Subdivision | Sunridge.       |
| City        | Airdrie         |
| County      | Airdrie         |
| Province    | Alberta         |
| Postal Code | T4B 2H9         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Recessed Lighting, Walk-In Closet(s), Soaking Tub                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Fireplace(s)  |
| Cooling           | None   |

|                 |                                    |
|-----------------|------------------------------------|
| Fireplace       | Yes                                |
| # of Fireplaces | 2                                  |
| Fireplaces      | Gas, Basement, Living Room, Mantle |
| Has Basement    | Yes                                |
| Basement        | Finished, Full                     |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Storage, Garden, Rain Gutters  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Fruit Trees/Shrub(s), Garden, Many Trees, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 36               |
| Zoning         | R1               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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