

# \$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 | 12             |
| Zoning         | R1-V           |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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