

# \$499,900 - 433 1 Avenue Ne, Airdrie

MLS® #A2260229

**\$499,900**

4 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.20 Acres

The Village, Airdrie, Alberta

Bring your vision to this 4-bedroom bi-level on a 50 x 179 ft EXTRA LARGE LOT in the heart of The Village. Step into the spacious front entry with plenty of storage. Upstairs, you will find a bright living room that flows into the dining area and kitchen, ready for a modern refresh. The primary bedroom is a comfortable size, and the second upstairs bedroom has been converted into a functional hair salon, perfect for a home-based business or easily turned back into a bedroom. The lower level offers two additional good-sized bedrooms and a cozy family room with built-ins (which could be converted into a fifth bedroom if needed). The true highlight of this property is the incredible yard, it's massive and full of potential for gardening, entertaining, or even future expansion. There is also a tandem garage for extra parking or workshop space. Recent updates include brand-new flooring on the main level and a NEW ROOF (Oct 2025). Homes on lots this size rarely come available at this price, don't miss the chance to put your stamp on a property with so much potential!

Built in 1961

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2260229  |
| Price    | \$499,900 |
| Bedrooms | 4         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 994         |
| Acres          | 0.20        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 433 1 Avenue Ne |
| Subdivision | The Village     |
| City        | Airdrie         |
| County      | Airdrie         |
| Province    | Alberta         |
| Postal Code | T4B 1R3         |

### Amenities

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

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, No Animal Home        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full                                                    |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | See Remarks     |
| Construction      | Other           |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 33                   |
| Zoning         | R1-V                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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