

# \$450,000 - 261 Marquis Place Se, Airdrie

MLS® #A2209330

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,000 sqft

Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

\*\*\*ATTENTION SAVVY INVESTORS & FIRST TIME HOME BUYERS!\*\*\* With a little TLC, you can restore this LOVELY FAMILY HOME to its original glory! INCREDIBLE INVESTMENT OPPORTUNITY or create your PERFECT FOREVER HOME! This Classic FULLY DEVELOPED BUNGALOW is nestled on a HUGE LOT on a QUIET Tree-Lined Street in the Highly COVETED & Well Established Community of Meadowbrook! There are SO MANY OPPORTUNITIES HERE! Boasting 2000ft over 2 levels, this charming home offers easy Single Level Living. The main level features a SPACIOUS Living Room with cozy Wood Burning FIREPLACE, Separate Dining Room & a Well Appointed TRADITIONAL Kitchen. Completing the main floor is a Master Bedroom with ample closet space, sizable 2nd & 3rd bedrooms & a Full 4pc Bathroom. The FULLY DEVELOPED Lower Level expands your living space & features a Large GAMES/REC Room + FAMILY ROOM - the ideal spot for Family movie nights or hosting the big game! Rounding off this level is an Office/Den (potential 4th Bedroom with larger window), 2nd Bathroom & Large Laundry Room with extra STORAGE space. Step out back into your Expansive & Sunny SOUTH FACING Backyard - an excellent spot for hosting BBQ's & Entertaining Friends & Family! The Fully FENCED & Private Backyard also offers direct ALLEY ACCESS to your Oversized Detached DOUBLE GARAGE



& plenty of room for RV PARKING. Excellent LOCATION! Meadowbrook is surrounded by beautiful parks, green space & pathways, great schools, shopping & numerous other amenities right near your doorstep, making it the perfect blend of convenience & tranquility!

Built in 1979

### Essential Information

MLS® #	A2209330
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,000
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	261 Marquis Place Se
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1Y5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	No Smoking Home
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Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	7
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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