

# \$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 45

Zoning R1-V

### **Listing Details**

Listing Office CIR Realty

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