

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

MLS® #A2209330

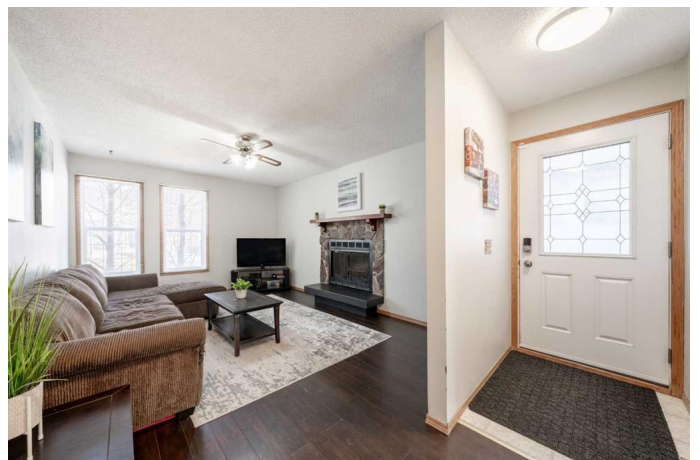
**\$450,000**

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 |
|-------------------|-----------------|

|                 |                                                                                                    |
|-----------------|----------------------------------------------------------------------------------------------------|
| 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 | 8                |
| Zoning         | R1               |

## Listing Details

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

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