

# \$575,000 - 239 6 Avenue Nw, Airdrie

MLS® #A2205155

**\$575,000**

3 Bedroom, 4.00 Bathroom, 1,407 sqft  
Residential on 0.12 Acres

Sunridge., Airdrie, Alberta

**\*\*OPEN HOUSE SUNDAY APRIL 6 FROM 12-2PM\*\*** Welcome to this meticulously maintained home, nestled on a quiet street, backing onto a serene green space and offering a sun-drenched south-facing backyard that exudes a park-like ambiance. The private outdoor oasis is perfect for relaxation and entertaining, featuring garden beds, a cozy fire pit, a spacious rear deck, and even grapes that grow along the fence for a unique touch. This fully developed home boasts a spacious and well-thought-out layout. The primary suite is generously sized, offering a peaceful retreat complete with a large walk-in closet and a private en suite bathroom. Upstairs, you'll find two additional bedrooms with access to a full bathroom. The main floor shines with updated flooring throughout, a modern kitchen with stainless steel appliances—including a Bosch dishwasher—and a large, sunny dining area perfect for family meals or entertaining. The cozy living room is the heart of the home, featuring a gas fireplace that creates a warm, inviting atmosphere. Situated in the desirable Tri-school division area with all three schools conveniently located at a single site, this home is ideal for families. You'll also enjoy proximity to downtown, shopping, parks, and pathways, offering easy access to all the amenities you need. This home comes complete with solar panels as well. Additionally, the charming front veranda offers another space to unwind and enjoy the peaceful surroundings. Book your showing



today and experience the perfect blend of comfort, convenience, and nature in this beautiful home!

Built in 1994

### **Essential Information**

MLS® #	A2205155
Price	\$575,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,407
Acres	0.12
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	239 6 Avenue Nw
Subdivision	Sunridge.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2H9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Storage, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	11
Zoning	R1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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