

228 Marquis Place SE
Airdrie, Alberta

MLS # A2242142



\$539,900

Division:	Meadowbrook		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,167 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage		

Inclusions: shed

Here's your perfect opportunity to get into the market with this charming 2-storey home, ideally located in one of Airdrie's most family-friendly neighborhoods! Step inside to a warm and spacious living room, where a large picture window floods the space with natural light, and a cozy wood-burning fireplace creates the perfect gathering spot for relaxing evenings. Plus, with a gas line nearby, there's potential to convert it to a gas fireplace for added convenience and efficiency. The bright, country-style kitchen features a stylish backsplash and a generous dining nook with patio doors that lead out to the expansive backyard — ideal for summer BBQs, entertaining, and watching the kids play. Upstairs, you'll find three generously sized bedrooms, each with bright windows and large closets, along with a full bath. The basement offers a fantastic recreation room with plenty of space to add a fourth bedroom if desired, plus a large laundry area and ample storage for all your family's needs. The functional layout includes 1.5 baths, a front-attached garage, and room for RV parking accessible via the back lane. The massive backyard offers incredible potential with back lane access — there's more than enough space to build an oversized garage, add a shop, RV parking, or create your dream outdoor oasis, all while still leaving room for a play structure or garden. Located within walking distance to multiple schools, parks, East Lake Recreation Centre, shopping, and with quick access to Yankee Valley Blvd and Deerfoot Trail, this home checks all the boxes for convenience and community living. Don't miss out — book your private tour today and discover the perfect place to call home!