

**429 3 Avenue NE  
Airdrie, Alberta**

**MLS # A2254173**



**\$549,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | The Village   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 936 sq.ft.  | <b>Age:</b>   | 1960 (65 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Driveway, Front L |               |                   |
| <b>Lot Size:</b> | 0.21 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Private  |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R1-V |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Jetted Tub, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows |                   |      |

**Inclusions:** Garage Heater.

Welcome to 429 3rd Avenue NE, Airdrie - a rare and truly special offering in the highly sought-after Village District. This fully finished bungalow showcases over 1,800 sq. ft. of developed living space, pride of ownership at every turn, and a one-of-a-kind lot that presents incredible potential for homeowners, investors, and developers alike. Lovingly cared for by the same family for more than 50 years, this home has been thoughtfully updated and maintained throughout the decades. Step inside and you're greeted by a bright, open floor plan filled with natural light. The main level offers a spacious living room, a welcoming kitchen with ample cabinetry and dining space, and easy flow throughout-ideal for both everyday living and entertaining. With four bedrooms and two full bathrooms, there's plenty of room for a growing family or multi-generational living. The fully finished basement expands your living options with additional recreation and storage areas. Outside is where this property truly shines. Situated on a massive lot comprised of three individual parcels on one title, this home provides endless opportunity-whether you're looking to enjoy the extra space, invest, or explore redevelopment potential. The backyard is a private retreat featuring composite decking for low-maintenance enjoyment, a large yard for kids and pets, and ample room for gatherings. A dream for hobbyists and car enthusiasts, the oversized double detached heated garage is complemented by an extended driveway, rear lane access, and plenty of space for RV or boat parking. The location is second to none. Set in the heart of Airdrie's Village District, you're within walking distance to the vibrant downtown core, shopping, dining, and services. Families will appreciate the short stroll to the nearby tri-school area, offering education for all ages, while commuters will love the quick and convenient access to the

highway. This is more than just a home--it's an opportunity to secure a rare piece of Airdrie's history and future. With pride of ownership, thoughtful renovations, a premier location, and an unmatched lot, 429 3rd Avenue NE is a property you won't want to miss. Quick possession is available--come see the possibilities for yourself today.