

**17 Big Hill Way SE
Airdrie, Alberta**

MLS # A2256419



\$349,900

Division:	Big Springs		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,162 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt, Metal, Tar/Gravel	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-C
Foundation:	Block, Piling(s)	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: None

HIDDEN GEM / FULLY RENOVATED / NO CONDO FEES / 50 x 100 LOT. Why purchase an apartment or a townhome when you can own a detached home for less without any condo fees and still own the land. Whether you're a first-time buyer, investor, or downsizer, this upgraded home in Big Springs, Airdrie is a smart move—offering over 1,160 sq ft of living space, a fully fenced private yard, backing onto green space and a single detached garage. Step inside to a bright open layout, NEW vinyl plank flooring, and a stylish renovated kitchen featuring quartz countertops, electric stove, range hood, dishwasher, and refrigerator. This home offers 3 spacious bedrooms, including a primary bedroom large enough for a king-sized bed, and a modern 3-piece bathroom with updated fixtures. Make the most of your outdoor space with a private yard, deck, and room to garden or relax. The 27' x 13' garage, parking pad, and extra off-street spots give you room for vehicles, toys, or workspace. Located on a quiet street with a full-sized 50' x 100' lot—and no condo fees—this property provides a rare opportunity for affordable homeownership with land included. You're close to the Genesis center consisting of gym, soccer courts, volleyball, swimming pools and so much more. Walking distance to schools, parks, shopping, and bike paths, this is a family-friendly neighborhood with room to grow. Contact your favorite Realtor today to view this move-in ready home with unbeatable value!