

**11, 649 Main Street N  
Airdrie, Alberta**

**MLS # A2278271**



**\$105,000**

<b>Division:</b>	Old Town		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Gravel Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Near Shopping Center		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** N/A

Affordable Home Steps from Downtown Airdrie – Welcome home! Discover great value in this updated mobile home located just a short stroll from the heart of downtown Airdrie. Offering over 900 square feet of living space, this charming residence is an excellent alternative to condo living—without sacrificing space, privacy, or outdoor enjoyment as this lot has a full yard that's all yours! Inside you'll find a bright and welcoming layout featuring three generously sized bedrooms, including a spacious primary with a separate door to the bathroom. Whether you need extra space for family, home office, guest room, or playroom, the two additional bedrooms offer versatile options to suit your lifestyle. A beautifully renovated 5-piece main bathroom includes your laundry for added convenience. The kitchen and living room provide an ideal setting for both everyday living and entertaining. Updated vinyl plank flooring (2022) and fresh interior paint (2025) give the home a modern feel, while large windows let in plenty of natural light. Recent upgrades also include a new roof (2025), bathroom improvements (2022), and a new deck (2022)—all the hard work has been done for you! Step outside and enjoy the generously sized yard, perfect for relaxing, gardening, or entertaining. The deck is ideal for summer barbecues, and there's room to park two vehicles right on the lot. Situated just off bustling Main Street, this home offers unbeatable walkability to downtown Airdrie's many amenities including grocery stores, cafes, restaurants, and the brand-new public library. Nature lovers, families and fitness enthusiasts will appreciate being steps from Fletcher Park. This home is situated close to three local schools. With a low monthly pad fee that covers garbage/recycling, water/sewer, snow removal, and park management, this

is a fantastic opportunity for first-time buyers, to downsize, or to invest in. Don't miss your chance to own this affordable and move-in-ready home in one of Airdrie's most convenient locations. Schedule your showing today!