

\$460,000 - 1235 Allen Street Se, Airdrie

MLS® #A2245170

\$460,000

4 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Welcome to this charming bungalow, a true gem in central Edgewater in Airdrie, showcasing pride of ownership in a fantastic condition. The home offers a spacious main floor layout with three good sized bedrooms, with 1 pc ensuite that has a cheater door to the main 4 pc bath. An ideal home for families or anyone looking for single-level living. There's no shortage of space and storage, with plenty of room for your belongings and hobbies in the finished basement. With an enormous family room, a sizeable bedroom (the window is not egress), a 3 pc bath, laundry room, a workshop and storage room, you have more space than you can imagine. Outside, you'll find a private, tranquil yard with potential for a backyard garage, and the zero lot line allows for added privacy. There is a double driveway up front and the gate opens directly to the backyard, offering both convenience and easy access to outdoor living and on clear days, you'll also enjoy partial mountain views.

Located right next to Nose Creek Regional Park, this home offers unbeatable access to nature, with parks, pathways, schools, and urgent care all nearby. The 79 walk score means you're within walking distance to downtown Airdrie's shops and amenities, and with quick access to the highway, commuting is also a breeze. Whether you're attending community events like the Festival of Lights in the winter or the Canada Day Parade, this home's location has it all.



Over the years this home has had numerous updates like the furnace/water tank, shingles/siding, windows (some triple pane), electric panel, appliances, paint and flooring. Perfectly blending comfort, convenience, space, and an unbeatable location, this bungalow is ready to become your next dream home. Call now to set up your private viewing!

Built in 1981

Essential Information

MLS® #	A2245170
Price	\$460,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1235 Allen Street Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1B6

Amenities

Parking Spaces	2
Parking	Front Drive, Off Street, Parking Pad, Side By Side

Interior

Interior Features	Built-in Features, No Smoking Home, Sump Pump(s), Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Rectangular Lot, Zero Lot Line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 7th, 2025
Days on Market	10
Zoning	DC-16-A

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.