

# \$475,000 - 5 Marquis Place Se, Airdrie

MLS® #A2210748

**\$475,000**

4 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.12 Acres

Meadowbrook, Airdrie, Alberta

OPEN HOUSE SUNDAY April 13 from 1-3!  
Amazing opportunity in the sought after neighbourhood of Meadowbrook! This well maintained 1,087 sq ft bungalow is situated on a corner lot (offering additional parking) and is walking distance to schools, walking paths, parks and all the amenities of Kingsview Market that include grocery shopping, eateries and pubs! Upon entering this charming home you are greeted by gleaming hardwood on the main level, big windows and an open floor plan. The kitchen has been updated over the years with cabinet replacement, granite counters, a moveable island and a nice-sized eating area. There are three bedrooms on the main floor one of which is the primary bedroom with a cheater door to the main floor bathroom. The lower level is partially finished with a large recreation space, potential 4th bedroom/flex room (window not egress), 3 pce bathroom, laundry and a good sized storage room. Outside there is west backyard with mature landscaping including an apple tree



and

an interlocking patio with a pergola to enjoy those summer evenings.

The stove, dishwasher and HWT

were replaced in 2021.

This is an wonderful opportunity to get a detached home in Airdrie's ever growing real estate market. Call to book your appointment today!

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2210748    |
| Price          | \$475,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,087       |
| Acres          | 0.12        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5 Marquis Place Se |
| Subdivision | Meadowbrook        |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4A1Y1             |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 6                                                         |
| Parking        | Driveway, Off Street, Additional Parking, Gravel Driveway |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, See Remarks    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |

|              |                          |
|--------------|--------------------------|
| Heating      | Forced Air               |
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Other, Private Yard                                     |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt                                                 |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 22               |
| Zoning         | R1               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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