

# \$634,900 - 171 Willowbrook Drive Nw, Airdrie

MLS® #A2257760

## \$634,900

3 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.01 Acres

Willowbrook, Airdrie, Alberta

Fully developed 4-bedroom, 3.5-bath home situated on a corner lot in the desirable community of Willowbrook, offering excellent potential. The main and upper levels are vacant and feature 3 bedrooms, 2.5 bathrooms, and a bright, functional layout ideal for family living. The fully finished basement offers a separate side entrance, 1 bedroom, a full kitchen, living area, separate laundry, and a 4-piece bathroom â€” currently rented for \$1,200/month, providing great income potential. There is minor cosmetic damage to one vinyl plank in the main kitchen; the seller is open to replacing the flooring with the buyerâ€™s choice or offering a credit, depending on the offer. Situated on a spacious lot, this home is perfect for families, investors, or buyers seeking an investment property in a quiet, established neighborhood close to schools, parks, and amenities.

Built in 2001

## Essential Information

MLS® #	A2257760
Price	\$634,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,545
Acres	0.01



Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	171 Willowbrook Drive Nw
Subdivision	Willowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2W5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Central, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Other
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 17th, 2025
Zoning	R1

## **Listing Details**

Listing Office	eXp Realty
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