

# \$450,000 - 261 Marquis Place Se, Airdrie

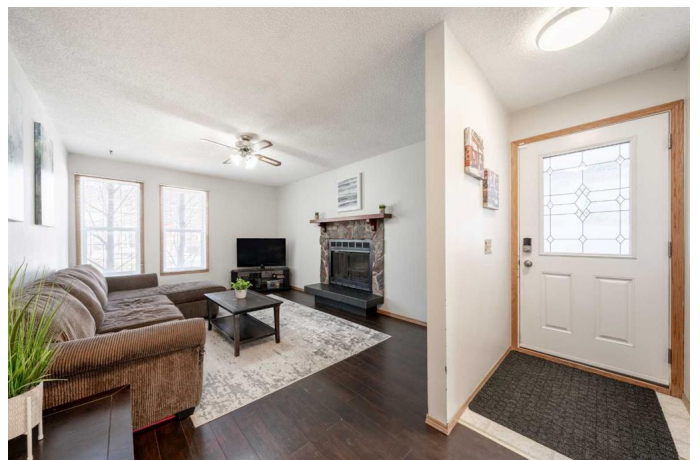
MLS® #A2209330

**\$450,000**

3 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.11 Acres

Meadowbrook, Airdrie, Alberta

**\*\*\*ATTENTION SAVVY INVESTORS & FIRST TIME HOME BUYERS!\*\*\*** With a little TLC, you can restore this **LOVELY FAMILY HOME** to its original glory! **INCREDIBLE INVESTMENT OPPORTUNITY** or create your **PERFECT FOREVER HOME!** This Classic **FULLY DEVELOPED BUNGALOW** is nestled on a **HUGE LOT** on a **QUIET Tree-Lined Street** in the Highly **COVETED & Well Established Community** of Meadowbrook! There are **SO MANY OPPORTUNITIES HERE!** Boasting 2000ft over 2 levels, this charming home offers easy **Single Level Living**. The main level features a **SPACIOUS Living Room** with cozy **Wood Burning FIREPLACE**, **Separate Dining Room & a Well Appointed TRADITIONAL Kitchen**. Completing the main floor is a **Master Bedroom** with ample closet space, **sizable 2nd & 3rd bedrooms & a Full 4pc Bathroom**. The **FULLY DEVELOPED Lower Level** expands your living space & features a **Large GAMES/REC Room + FAMILY ROOM** - the ideal spot for **Family movie nights** or **hosting the big game!** Rounding off this level is an **Office/Den** (potential **4th Bedroom** with larger window), **2nd Bathroom & Large Laundry Room** with extra **STORAGE** space. Step out back into your **Expansive & Sunny SOUTH FACING Backyard** - an excellent spot for **hosting BBQ's & Entertaining Friends & Family!** The **Fully FENCED & Private Backyard** also offers direct **ALLEY ACCESS** to your **Oversized Detached DOUBLE GARAGE**



& plenty of room for RV PARKING. Excellent LOCATION! Meadowbrook is surrounded by beautiful parks, green space & pathways, great schools, shopping & numerous other amenities right near your doorstep, making it the perfect blend of convenience & tranquility!

Built in 1979

### **Essential Information**

MLS® #	A2209330
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,000
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	261 Marquis Place Se
Subdivision	Meadowbrook
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 1Y5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	No Smoking Home
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Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	8
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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