

30, 156 canoe Drive SW
Airdrie, Alberta

MLS # A2220546



\$395,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,319 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating: Central, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: r2-t

Utilities: -

Inclusions: n/a

Live the canal community lifestyle in this charming, well-appointed home just a stone's throw from the walking path! Ideal for outdoor enthusiasts, pet owners, and anyone who loves being close to nature, this property offers the perfect balance of tranquility and accessibility. A front driveway and a single-car garage make parking your car perfect and convenient. Open floor plan with big windows that brings all the natural light make it ideal for relaxation and get-togethers. Upstairs you will find three large bedrooms and the unfinished basement awaits for your personal touch. Enjoy the low condo fee community and pet friendly living. Close to shopping and major road. Come see it yourself with your favorite realtor