

\$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	2
Zoning	R1

Listing Details

Listing Office	CIR Realty
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