# **\$749,900 - 427 Lawthorn Way Se, Airdrie**

MLS® #A2214632

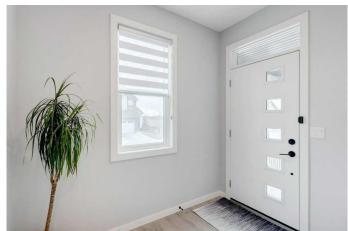
## \$749,900

4 Bedroom, 4.00 Bathroom, 2,017 sqft Residential on 0.11 Acres

Lanark, Airdrie, Alberta

\*\* BIG PRICE CHANGE\*\* Great Value on this nearly NEW FULLY FINISHED HOME with ILLEGAL BASEMENT SUITE bringing in \$1500 per month INCOME! Wow what a great mortgage helper! This fantastic AVI Home stills feels brand new inside with barely a scratch on the wall. Located in one of Airdrie's newest community of Lanark and situated on a large corner lot, just steps away from a large park, playground, and future schools. Upgrades of note include TRIPLE PANE WINDOWS throughout, Quartz counters, Extra Windows and High-end Window Blinds. The first thing you will notice is the wonderful curb appeal and wait until you see it at night with the lights shining. The main features an open design showcasing the large living room with modern fireplace and a spacious dining that leads out to the rear deck. The fully loaded kitchen offers stainless steel appliances, quartz counter tops, luxury vinyl plank flooring, full height upper cabinets and walk through pantry. Upstairs includes a spacious master suite with 5 pc ensuite and a spacious walk in closet with nice built-ins. The central bonus room, pocket office, laundry room, main bath and two more bedrooms, both with walk in closets, complete the upper floor. The separate side basement entrance is setup perfectly for the basement suite (illegal) and there is plenty of side parking as well. The basement is fully finished really nicely with a kitchen matching the quality of the main kitchen, spacious living room and huge 4th







bedroom with wardrobe. There's also a separate laundry and nice 3 pc bath with tiled shower. Laminate flooring throughout also. Being a corner lot you have A LOT of room for RV parking or future yard finishing as you like.

#### Built in 2021

#### **Essential Information**

MLS® # A2214632 Price \$749,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,017
Acres 0.11
Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 427 Lawthorn Way Se

Subdivision Lanark
City Airdrie
County Airdrie
Province Alberta
Postal Code T4A 3M7

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Built-in Features, Quartz Counters, Recessed Lighting

Appliances Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range

Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Corner Lot, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 24th, 2025

Days on Market 66

Zoning R1-U

HOA Fees 130

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Evolve Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.