

# \$132,500 - 18a, 649 Main Street Nw, Airdrie

MLS® #A2246913

## \$132,500

4 Bedroom, 2.00 Bathroom, 1,314 sqft

Mobile on 0.00 Acres

Old Town, Airdrie, Alberta

Welcome to this charming and affordable mobile home, perfectly located just off Main Street in one of Airdrie's most walkable areas. Whether you're a first-time buyer, investor, or looking to downsize, this home offers unbeatable convenience and value. Step inside to find a FRESHLY PAINTED bright and functional layout featuring 4 bedrooms and 2 full bath, UPDATED LAMINATE FLOORING, a spacious updated kitchen with ample cabinetry with sleek black appliances (with an ICE MAKER) and a cozy living room that's perfect for relaxing or entertaining. The large addition in the rear of the home provides even more flexibility—ideal as a mudroom, office, gym or hobby space. It also has an UPDATED FURNACE!

Outside, the home features NEW VINYL SIDING for a fresh, updated look, a PRIVATE DECK with plenty of space for entertaining family and friends, and a LARGE POWERED SHED—perfect for storage, hobbies, or a workshop (MAN-CAVE!).

But the real star here is the LOCATION!

You're just a short walk to everything—grocery stores, restaurants, coffee shops, the BMX track, Fletcher Park, and scenic walking paths. Families will love being in the sought-after TRI-SCHOOL DISTRICT, where kids can walk to all three schools from Kindergarten to Grade 12. Situated on a leased lot with monthly fees that include water, sewer, garbage, park



maintenance and SNOW REMOVAL, this is low-maintenance living with all the essentials nearby.

Donâ€™t miss this chance to own a slice of Airdrie at a price that makes sense! Reach out today to book your private showing.

Built in 1978

**Essential Information**

MLS® #	A2246913
Price	\$132,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,314
Acres	0.00
Year Built	1978
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	18a, 649 Main Street Nw
Subdivision	Old Town
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1Z7

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

**Exterior**

Lot Description	Front Yard
Roof	Asphalt Shingle, Metal
Foundation	Piling(s)

**Additional Information**

Date Listed	August 13th, 2025
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**Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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