

# \$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	Finished, Full, Exterior Entry, 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	123
Zoning	R1-U
HOA Fees	130
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Evolve Realty
----------------	---------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.