

# \$634,900 - 171 Willowbrook Drive Nw, Airdrie

MLS® #A2257760

**\$634,900**

4 Bedroom, 4.00 Bathroom, 1,545 sqft

Residential on 0.01 Acres

Willowbrook, Airdrie, Alberta

Fully developed 4-bedroom, 3.5-bath home situated on a corner lot in the desirable community of Willowbrook, offering excellent potential. The main and upper levels are vacant and feature 3 bedrooms, 2.5 bathrooms, and a bright, functional layout ideal for family living. The fully finished basement offers a separate side entrance, 1 bedroom, a full kitchen, living area, separate laundry, and a 4-piece bathroom – currently rented for \$1,200/month, providing great income potential. There is minor cosmetic damage to one vinyl plank in the main kitchen; the seller is open to replacing the flooring with the buyer’s choice or offering a credit, depending on the offer. Situated on a spacious lot, this home is perfect for families, investors, or buyers seeking an investment property in a quiet, established neighborhood close to schools, parks, and amenities.

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257760  |
| Price          | \$634,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,545     |
| Acres          | 0.01      |



|            |             |
|------------|-------------|
| Year Built | 2001        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 171 Willowbrook Drive Nw |
| Subdivision | Willowbrook              |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 2W5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Fireplace(s)                                                                 |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Lighting, Other     |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete, Vinyl Siding      |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | R1                   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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