# $625,000 - 206 Tanner Drive Se, Airdrie

MLS® #A2248990

**$625,000**
4 Bedroom, 3.00 Bathroom, 1,767 sqft
Residential on 0.12 Acres

Thorburn, Airdrie, Alberta

## *Upgrades & Improvements*

FROM TOP TO BOTTOM, THIS HOME SHOWCASES METICULOUS UPDATES AND TASTEFUL ENHANCEMENTS DESIGNED TO ELEVATE BOTH COMFORT AND STYLE.

- ROOF & SIDING REPLACEMENT: (INSURANCE CLAIM) (2014)
- BLINDS: $3,500 (2015)
- FURNACE: $4,925 (2016)
- ALL WINDOWS: $12,511 (2018)
- DISHWASHER: $1,205 (2020)
- HOT WATER TANK: $3,906 (2021)
- LOW-FLOW TOILETS: $3,907 (2021)
- FRIDGE: $2,500 (2021)
- STOVE: $1,800 (2021)
- GARAGE DOOR: $3,300 (2021)
- FENCE & GATES (NORTH, EAST, SOUTH): $3,000 (2021)
- WASHER: $845 (2022)
- POLY-B REPLACED: $3,675 (2024)
- WASHROOMS & FLOORING ON 3 LEVELS: $48,000 (2024)

- **TOTAL IMPROVEMENTS: $93,074**

RENOVATED 4-LEVEL SPLIT | NEW ROOF & WINDOWS | MODERN BATHROOMS | LUXURY VINYL PLANK FLOORING | NEW GARAGE DOOR | PRIDE OF OWNERSHIP THROUGHOUT

This immaculate 4-level split in the heart of Thorburn is a standout home that shows true pride of ownership, with thoughtful updates and a layout that offers both functionality and flexibility. With vaulted ceilings, newer luxury vinyl plank flooring, and large windows that fill the space with natural light, every corner feels welcoming and well cared for. The front living room is bright and airy, leading to a generous dining area and a white kitchen with stainless steel appliances, ample storage, and garden doors that open to the backyard deck and gazeboâ€”perfect for summer entertaining. Upstairs youâ€™ll find three bedrooms, including a spacious primary with a renovated 3-piece ensuite, plus a renovated main bathroom. The lower level adds even more living space with a cozy family room and gas fireplace, a fourth bedroom or office with French doors, and a full bathroom. The basement is fully developed with a large rec room, laundry, and tons of storage. Major updates over the years include new carpet, a new garage door, new windows, a new roof, and renovated bathrooms. The backyard is fully fenced and landscaped with a deck, gazebo, large shed, and plenty of room for kids or pets to play. This is a quiet, family-friendly street in one of Airdrieâ€™s

most loved communitiesâ€”close to schools, parks, recreation and all the essentials. You may see a virtual tour of this home by clicking the 3D tour icon.

Built in 1990

## Essential Information

| | |
|---|---|
| MLS® # | A2248990 |
| Price | $625,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,767 |
| Acres | 0.12 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 206 Tanner Drive Se |
| Subdivision | Thorburn |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 1S1 |

## Amenities

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

## Interior

| | |
|---|---|
| Interior Features | Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |

| | |
|---|---|
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Partial |

## Exterior

| | |
|---|---|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | September 11th, 2025 |
| Days on Market | 15 |
| Zoning | R1 |

## Listing Details

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|---|---|
| Listing Office | CIR Realty |

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