

\$625,000 - 1527 Erin Drive Se, Airdrie

MLS® #A2135047

\$625,000

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.13 Acres

Edgewater, Airdrie, Alberta

Welcome home to the desirable, family friendly area of EDGEWATER in Airdrie. Built by one of Airdrie's most long term and reputable builders, McKee Homes, this bilevel has withstood the test of time & now has the added bonus of a LEGAL BASEMENT SUITE. This 1 bed, one den unit is perfect for bringing extra income or using as multigenerational living! Upstairs in your main living space find 3 bedrooms, a generous kitchen w/breakfast nook, formal dining/flex space & a 4 pc bath. The kitchen is home to newer appliances & there is a full size washer & dryer off of the back door entrance. The primary bedroom has a huge WIC & both secondary bedrooms are large enough to house double beds. The basement legal suite is a full home on its own - it is legal with the City of Airdrie as a one bedroom Legal suite but there is a full second room as well with a large window currently being used as a den. The kitchen of the legal suite is well equipped w/all the appliances as well as its own washer and dryer. The basement has its own HEATING SYSTEM - baseboard heat in every room except the living room which is heated by a beautiful GAS FIREPLACE.

This home had exterior work done around 2015 (just before the current owner bought the home) & the legal suite was developed to its current standards about 6 years ago. Outside find a massive corner lot with DOUBLE DETACHED GARAGE w/220 wiring & a garage heater included (not installed but will



stay with the home). There is a beautiful front yard space for exclusive use of the basement tenants if desired as well as a huge side yard for the upper suite. This is a great opportunity in this ever changing market - call today to see this home.

Built in 1992

Essential Information

MLS® #	A2135047
Price	\$625,000
Sold Price	\$615,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,176
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1527 Erin Drive Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1C7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 26th, 2024
Days on Market	32
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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