

\$489,900 - 38 Emberdale Way Se, Airdrie

MLS® #A2143112

\$489,900

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Introducing a perfect

RENTAL/HOLDING/MULTI GENERATION

property located in beautiful Airdrie!

Here are 5 REASONS WHY YOU HAVE TO

BUY THIS PROPERTY: 1) Two Bedroom

Basement suite (illegal) was recently renovated and offers LARGE windows, large living room, good size kitchen, a full bathroom, 2 spacious bedrooms and its own separate laundry and it's own separate entrance door.

2) Upper Suite comes with a living room, large dining room area, a secluded kitchen, a full 4PC bathroom and 2 bedrooms. There is also separate laundry upstairs too, and it's own separate entrance.

3) Location, Location, Location - your future home is backing onto a quiet park with a playground (Elk Hill Playground), where kids can run around safely and you don't need to worry about them.

Emberdale Way is a very quiet little street, steps away from Nose Creek Park and the Main Street with its amenities. Easy access to schools, shopping and the highway going to YYC.

4) Large fenced backyard with two sheds. 5) The whole house has just been FRESHLY PAINTED and is ready for your or your tenants to move in immediately!

Please note: the hot water tank is only a couple of years old.

Book your private viewing NOW as this property won't last long!

Built in 1981



Essential Information

MLS® #	A2143112
Price	\$489,900
Sold Price	\$510,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	38 Emberdale Way Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1Z3

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	See Remarks
Appliances	Gas Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Other
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Fire Pit
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 4th, 2024
Days on Market	13
Zoning	DC-16-A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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