

\$549,900 - 30 Elk Hill Se, Airdrie

MLS® #A2194191

\$549,900

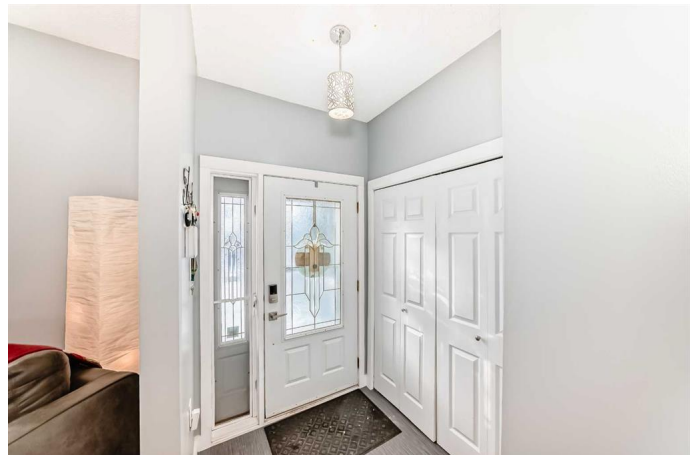
5 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

**** OPEN HOUSE SUNDAY, FEB 23, 1 - 3PM**

**** This home is move-in ready, and has been completely maintained and updated. Welcome to this modern 5-bedroom, 3-bathroom raised bungalow in the quiet and central community of Edgewater. This home features an oversized double detached garage, a low-maintenance fenced yard, and a private deck. Step inside to a bright, open-concept living space, where a large south-facing window fills the room with natural light. The primary bedroom boasts a spacious walk-through closet with custom, sliding shelves and a stylish 3-piece ensuite with tiled shower that includes built-in niches for toiletries. Down the hall, you'll find another generous bedroom and an updated 4-piece bathroom. The renovated kitchen features sleek cabinetry, countertops, bright lighting, and high-end stainless-steel appliances. The dining area is spacious, easily accommodating a large table for family meals. The cozy basement offers a third full bathroom, newer flooring and fresh paint throughout. The original fireplace was replaced in 2018 with a Napoleon gas fireplace, which includes a fan for efficient heat distribution, while maintaining its original charm. This level also includes three generously sized bedrooms, lots of storage and a cold room. Recent updates also include new zebra blinds on the main floor, a new hot water tank (2024), a fingerprint front door lock (with app control) and modern brushed nickel interior handles on doors. Most**



plugs and light switches have been replaced. Updates have also been made to the basement bathroom. The oversized garage includes two attached storage units on the west and south sides, with electricity. The newly installed Smart IQ Garage system is perfect for added security and receiving Amazon packages remotely. The backyard is designed for low maintenance, with ample deck space and the covered deck with privacy screens. This home is ideally located within walking distance to downtown Airdrie, Urgent Care, Safeway, the soon-to-be-completed Airdrie Public Library & Multi-Use Facility, close to numerous shops and restaurants, and just a short walk to the bus stop. A new traffic light at Elk Hill and Main Street is planned for next year. It is also just an 8-minute walk to Nose Creek Park and the off-leash dog park, and within walking distance to all levels of schools. Schedule a showing with your favorite agent today!

Built in 1981

Essential Information

MLS® #	A2194191
Price	\$549,900
Sold Price	\$542,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,189
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	30 Elk Hill Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B1Y9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Private, No Neighbours Behind
Roof	Asphalt
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	February 13th, 2025
Date Sold	March 11th, 2025
Days on Market	26
Zoning	DC-16-A
HOA Fees	0.00

Listing Details

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