

# \$495,000 - 91 Emberdale Way Se, Airdrie

MLS® #A2213278

**\$495,000**

4 Bedroom, 2.00 Bathroom, 1,265 sqft  
Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Are you looking for an investment property, a move-up home, a downsizer home or a 1st-time ownership home? Come and check this one out! It's not your typical cookie-cutter home. You'll be pleasantly surprised with this updated Bi-level home that offers four bedrooms (2 up & 2 down), two updated four-piece bathrooms, and a unique vaulted ceiling in the kitchen, dining room area and living room. Plus, a main floor laundry. There also is a main floor sunroom/solarium that adds space to enjoy (not included in the RMS square footage). Downstairs offers another family room with a gas freestanding fireplace/stove, an office space, a utility room, and another sunroom/solarium that adds space to enjoy (not included in the RMS square footage). A walk up from the basement to the South fenced backyard. The exterior of the home has newer style stucco and 2x6 exterior walls. This character home has seen numerous improvements including some updated windows, exterior doors, a high-efficiency furnace, an on-demand hot water system, a stucco exterior. Most recently the home has seen some updates in paint, flooring, LED lighting, kitchen cabinet/countertops and bathroom fixtures. All appliances are included, including a washer & dryer. Located in the sought-after community of Edgewater it's close to schools, parks, shopping and other services offered within the City of Airdrie, you won't want to miss out on this investment opportunity. All viewings are



by appointment, so call your realtor today.  
Don't miss out.

Built in 1982

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2213278    |
| Price          | \$495,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,265       |
| Acres          | 0.09        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 91 Emberdale Way Se |
| Subdivision | Edgewater           |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 1Y7             |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features   |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description City Lot, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Wood

### **Additional Information**

Date Listed April 19th, 2025

Days on Market 61

Zoning DC-16-A

### **Listing Details**

Listing Office Royal LePage METRO

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