



THE
A-TEAM

**RE/MAX
FIRST**

1639 ERIN Drive, Airdrie T4B1C6

MLS® #: **A2161060**

Area: **Edgewater**

Listing Date: **08/28/24**

List Price: **\$469,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 14-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1981**
Lot Information
Lot Sz Ar: **4,147 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,072**
Low Sqft:
Ttl Sqft: **1,072**

DOM

21
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Corner Lot,Level,Rectangular Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Wood Frame**
Flooring: **Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	10`3" x 4`8"
Bedroom	Basement	8`10" x 10`10"
Kitchen	Main	10`2" x 19`4"
Bedroom	Main	8`2" x 9`6"
Living Room	Main	14`9" x 11`6"
Bonus Room	Basement	7`1" x 12`0"

Room	Level	Dimensions
3pc Bathroom	Basement	10`5" x 4`5"
Bedroom	Main	10`2" x 11`6"
Bedroom - Primary	Main	12`2" x 11`6"
Dining Room	Main	8`10" x 6`11"
Furnace/Utility Room	Basement	17`2" x 9`4"
Storage	Basement	22`0" x 19`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
DC-16-A

Legal Desc:

8011464

Remarks

Pub Rmks:

FANTASTIC LOCATION! CLOSE TO SCHOOLS, PARKS, AND SHOPPING. This charming corner lot bungalow is nestled in the family-friendly Edgewater community. This home backs directly onto the primary school A.E. Bowers and is within walking distance of Muriel Clayton Middle School. The custom brick exterior adds definite curb appeal. The dining area's west-facing picture window overlooks NOSE CREEK PARK, enhancing the sun-filled open-concept living space. It's perfect for enjoying the Festival of Lights or the sunset while having dinner! The cheery kitchen boasts a custom-built breakfast bar, new flooring, and cabinets. The main floor also has three bedrooms and a full bath. Two bedrooms enjoy southern exposure, looking out to the generously sized backyard and the primary school field. Downstairs opens to a 22'0" x 19'.0" partially finished room with storage shelves ready for customization. Currently, it is used as a workshop and storage space. A half bath with the plumbing roughed in is ready for your new shower. Down the hall, you will discover the fourth bedroom - sun-filled with a large egress window and a lovely pocket door. Finally, a cozy bonus room (currently used as an office) will expand your family's living space possibilities. This inviting bungalow has been **FRESHLY PAINTED** and has a beautiful wood fence, roof, furnace fan, water heater, and egress windows.

Inclusions:

Window Coverings

Property Listed By:

homeFree

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









