



THE
A-TEAM

**RE/MAX
FIRST**

91 EMBERDALE Way, Airdrie T4B 1Y7

MLS®#: **A2163905**

Area: **Edgewater**

Listing Date: **09/07/24**

List Price: **\$524,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1982**

Finished Floor Area

Abv Sqft: **1,265**

Low Sqft:

Ttl Sqft: **1,265**

Lot Information

Lot Sz Ar: **3,799 sqft**

Lot Shape:

DOM

12

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz:

Access:

Lot Feat: **City Lot,Landscaped,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Tankless Water Heater,Washer/Dryer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`11" x 8`7"
Dining Room	Main	15`8" x 12`1"
Kitchen	Main	11`3" x 12`2"
Bedroom - Primary	Main	11`3" x 11`3"
4pc Bathroom	Basement	8`11" x 5`4"
Bedroom	Basement	11`3" x 11`4"
Game Room	Basement	18`10" x 13`5"

Room	Level	Dimensions
Bedroom	Main	11`2" x 9`11"
Foyer	Main	5`11" x 7`2"
Living Room	Main	18`11" x 13`6"
Sunroom/Solarium	Main	18`11" x 3`9"
Bedroom	Basement	11`2" x 12`4"
Bonus Room	Basement	18`10" x 3`6"

Title:
Fee Simple
Legal Desc:

Zoning:
DC-16-A

8011464

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **N/A
Royal LePage METRO**

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











