



THE
A-TEAM

**RE/MAX
FIRST**

1639 ERIN Drive, Airdrie T4B 1C6

MLS® #: **A2169506**

Area: **Edgewater**

Listing Date: **10/02/24**

List Price: **\$449,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 06-Nov**

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:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Garden,No Neighbours Behind**

Park Feat: **Parking Pad**

DOM

51
Layout
Beds: **4 (3 1)**
Baths: **1.0 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Rain Barrel/Cistern(s),Rain Gutters,Storage**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**

Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Storage**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 10`1"	Bedroom	Main	12`1" x 8`2"
Bedroom	Main	8`6" x 11`8"	Kitchen	Main	10`0" x 11`10"
Living Room	Main	16`1" x 11`7"	Bedroom - Primary	Main	12`1" x 13`5"
Bedroom	Basement	11`3" x 12`0"	2pc Bathroom	Basement	4`7" x 10`6"
Den	Basement	7`10" x 12`3"	Game Room	Basement	19`2" x 22`3"

Furnace/Utility Room

Basement

8`2" x 14`9"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8011464

Zoning:

DC-16-A

Remarks

Pub Rmks:

Discover a charming 4-bedroom, 2-bathroom bungalow nestled in the heart of Edgewater on Erin Drive, Airdrie. This home boasts a prime location, backing onto a school, park, and playground—ideal for families and those who enjoy outdoor recreation. This home is located on a corner lot directly across the road from Nose Creek Park and has views of the pond. Step inside to find a thoughtfully designed floor plan that offers both comfort and functionality. The bright and inviting living room is perfect for gatherings, with large windows allowing for natural light to flow throughout the space. The kitchen offers ample counter space and cabinetry, creating a perfect environment for cooking and entertaining. The primary bedroom, along with the other three bedrooms, provides plenty of room for relaxation and personal space. Two bathrooms ensure convenience for both residents and guests. The backyard is a private retreat, offering direct access to the nearby park and playground. Located close to schools, parks, shopping, and commuter routes, this bungalow combines a peaceful setting with the convenience of city living. Don't miss the opportunity to make this home your own!

Inclusions:

Property Listed By:

N/A

CIR Realty

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







