



THE A-TEAM

RE/MAX FIRST

91 EMBERDALE Way, Airdrie T4B 1Y7

MLS#: A2180420 Area: Edgewater Listing Date: 11/21/24 List Price: \$499,900
Status: Active County: Airdrie Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached City/Town: Airdrie Year Built: 1982 Lot Sz Ar: 3,799 sqft Lot Shape:
Finished Floor Area Abv Sqft: 1,265 Low Sqft: Ttl Sqft: 1,265

DOM 30 Layout Beds: 4 (2 2) Baths: 2.0 (2 0) Style: Bi-Level
Parking Ttl Park: 4 Garage Sz:

Access: 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: None Construction: Stucco, Wood Frame Flooring: Carpet, Hardwood, Linoleum Water Source: Fnd/Bsmt: Wood
Kitchen Appl: Dishwasher, Electric Stove, Refrigerator, Tankless Water Heater, Washer/Dryer Int Feat: Built-in Features Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Kitchen, Game Room, Foyer, Sunroom/Solarium, Bonus Room and their details.

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

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









