# \$499,900 - 1635 Erin Drive Se, Airdrie

MLS® #A2209621

### \$499,900

4 Bedroom, 2.00 Bathroom, 1,058 sqft Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

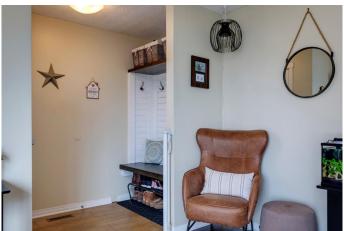
Welcome to this charming bungalow located on Erin Drive, offering an ideal blend of comfort, convenience, and modern updates. The home boasts a new furnace installed in 2020, a new dishwasher in 2024, and recently updated appliances including a fridge, oven, washer, and dryer (new in 2021). Both bathrooms have been beautifully renovated, ensuring a fresh, modern feel throughout.

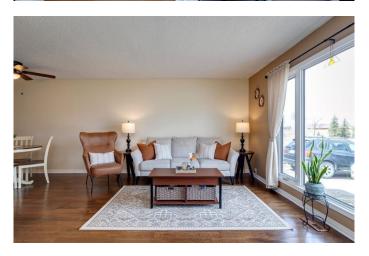
The backyard is a true standout, featuring both a garden shed and a workshop for all your storage and project needs. The fence was newly built in 2021, offering privacy and security. The roof and siding were redone in 2013, and new exterior doors were installed in 2023, adding to the home's curb appeal.

Situated beside Nose Creek Park, enjoy tranquil pond and pathway views, with direct access to green space, parks, and shopping nearby. Airdrie's abundant amenities are within easy reach, making this an excellent location for both convenience and recreation.

This property is perfect for a first-time homebuyer or as an investment property. The main floor features a spacious kitchen, dining room, living room, three bedrooms, and a bathroom. The basement, with a separate side entrance, includes a cozy family room, bathroom, and laundry roomâ€"ideal for additional living space or potential rental income.







Don't miss out on this incredible opportunity to own a home in a prime location with thoughtful updates throughout.

#### Built in 1981

#### **Essential Information**

MLS® # A2209621 Price \$499,900

Bedrooms 4
Bathrooms 2.00
Full Baths 2

Square Footage 1,058
Acres 0.09
Year Built 1981

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

## **Community Information**

Address 1635 Erin Drive Se

Subdivision Edgewater

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 1C6

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Recessed

Lighting, Storage

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer, Water Softener

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden, Lighting, Rain Gutters

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn,

No Neighbours Behind, Standard Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 10th, 2025

Days on Market 8

Zoning DC-16-A

# **Listing Details**

Listing Office CIR Realty

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