



**GRASSROOTS**  
REALTY GROUP

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**39 Elk Hill SE**  
**Airdrie, Alberta**

**MLS # A2217076**



**\$490,000**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Garage Faces Front		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-16-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Welcome to 39 Elk Hill, a charming 3-bedroom, 1-bathroom bungalow nestled in a quiet, family-friendly neighborhood of Airdrie. This well-maintained home features a bright, open-concept layout where the kitchen flows effortlessly into the spacious living room—perfect for everyday living and entertaining. A double detached garage provides ample parking and storage, while the private backyard backs directly onto green space and a park, offering a peaceful and picturesque setting ideal for families and outdoor enthusiasts. The undeveloped basement is awaiting your future design. Located in a highly walkable area, this home offers easy access to a wide range of amenities. Just minutes away, you’ll find shopping and dining options at Towerlane Mall, downtown Airdrie, and Sierra Springs Shopping Centre, with grocery stores, restaurants, and everyday essentials close at hand. Families will appreciate the nearby schools and Nose Creek Park is just across the street. The Airdrie Community Health Centre is also nearby, providing convenient access to medical services. For recreation and entertainment, residents can enjoy local parks like Ridgeway Playground and Monklands Fields. With a perfect blend of comfort, convenience, and community, 39 Elk Hill is a wonderful place to call home. Schedule your showing today and discover everything this inviting property has to offer.