



GRASSROOTS
REALTY GROUP

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106 Eldorado Road SE
Airdrie, Alberta

MLS # A2217174



\$480,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-16-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

The sellers are motivated and ready for their next chapter, bring us an offer! Welcome to 106 Eldorado Road SE, a thoughtfully updated corner-lot bi-level in Edgewater, Airdrie. This home features 2 bedrooms, 2 bathrooms, and a bright open floor plan. The fully finished basement offers flexible space, perfect for a workout room, office, or easily converted into a 3rd bedroom with the addition of one framed wall, a door, and an egress window. Enjoy a heated and insulated double detached garage, a sunny deck for your morning coffee, and a private fenced yard with a dog run. Energy-efficiency upgrades, including attic insulation in both the home and garage, are already complete. Located minutes from schools, parks, shopping, and pathways!