



GRASSROOTS
REALTY GROUP

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106 Eldorado Road SE
Airdrie, Alberta

MLS # A2217174



\$510,000

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

Welcome to 106 Eldorado Road SE, a corner-lot bi-level that blends comfort, function, and thoughtful updates. With 2 bedrooms, 2 full bathrooms, and a fully developed basement, this home offers plenty of space to live, work, and relax. The main floor is bright and inviting, with a smart layout and access to a sunny deck perfect for morning coffee or evening BBQs. Recent improvements include a full attic insulation top-up (both the home & garage) for added energy efficiency and comfort. Downstairs, the fully finished basement adds valuable living space! Ideal for a home office, guest room, or media area. The heated double garage means no more cold starts in winter, and there's even a dedicated dog run for your four-legged family member. Located in the established community of Edgewater, you're close to schools, parks, and everyday amenities in a neighborhood that feels peaceful.