



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

47 Everglade Bay SE
Airdrie, Alberta

MLS # A2241299



\$590,000

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,289 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Gentle Slope		

Heating: Fireplace(s), Forced Air, See Remarks

Water: -

Floors: Carpet, Linoleum, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Central Vacuum, No Animal Home, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Washer/Dryer/Dishwasher/Range/Hood-Fan, Fridge, Shed in back yard, Central Vacuum & attachments, security camera & monitor, garage control, blinds (not drapes) in dining room, kitchen & basement, rods in living room/bedrooms-Hanging Mirrors (main bathroom door & one in the master bedroom) - Optional

Visit REALTOR® website for additional information. Tucked away in the quaint cul-de-sac in the established community of Edgewater, this 4 bdrm home is centrally located with easy access to QE2 & within walking distance to the vibrant Nose Creek Park where Airdrie celebrates all festivities. This 2 Storey home is close to schools, walking & bike paths, ice skating on the pond, playgrounds, shopping & the new library (opening 2025/26). Totalling over 1746sqft of living space, you simply don't get this type of home style OR yard size anymore! Backyard is HUGE! Formal dining room, massive bright kitchen, 4 bdrms, finished bsmt! Heated garage with epoxy flooring. Kitchen counters done June 2025. Permit application submitted for back deck & seller can provide quotes they have. Perfect home to raise a family w everything you need in the community at your fingertips. Quick possession avail!