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47 Everglade Bay SE Airdrie, Alberta

MLS # A2241299



\$549,900

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			

Heating: Water: Fireplace(s), Forced Air, See Remarks Floors: Sewer: Carpet, Linoleum, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Brick, Vinyl Siding 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). Totaling 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!