



GRASSROOTS
REALTY GROUP

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

39 Elk Hill SE
Airdrie, Alberta

MLS # A2242093



\$465,000

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

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