



GRASSROOTS
REALTY GROUP

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**51 Edendale Crescent SE
Airdrie, Alberta**

MLS # A2242547



\$674,900

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks		

Heating: Central, Forced Air, Natural Gas, See Remarks

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: See Remarks, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Jetted Tub, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Shed, Garage Heaters, Outdoor House Lighting

Welcome to this exceptionally maintained 3-bedroom, 2.5-bathroom home located in the quiet, mature neighborhood of Edgewater, Airdrie. This property offers incredible versatility with a double attached garage, an oversized double detached garage/workshop, and a dedicated RV parking pad—a rare find for those needing room for toys, tools, or hobbies! Step inside to discover a warm and inviting layout featuring updated appliances, spacious living and dining areas, and a bright, functional kitchen ideal for family living and entertaining. Enjoy year-round comfort with central air conditioning, water softener system and plenty of natural light throughout the home. Upstairs, you’ll find three generous bedrooms, including a serene primary suite complete with a private ensuite and WIC closet. The 2.5 bathrooms are well-appointed, and the main-floor laundry adds everyday convenience. Outside, the private yard is perfect for relaxing or hosting guests, with mature landscaping, BBQ gas line and space to unwind. With plenty of parking, a versatile detached garage/shop, and RV parking, this home truly has it all. Don’t miss your chance to own this gem in a well-established community—schedule your private showing today!