



GRASSROOTS
REALTY GROUP

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84 Everglade Drive SE
Airdrie, Alberta

MLS # A2247699



\$469,000

Division:	Edgewater		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,113 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, On Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Soaking Tub, Storage		

Inclusions: Pedestals for Washer & Dryer, one garage remote.

~ OPEN HOUSE on Saturday Aug 16 @ 2-4pm ~ Charming & perfectly updated semi-detached Bungalow Duplex in Edgewater, with a South facing backyard oasis ON THE GREENSPACE! You will fall in love before you step inside, this home features great curb appeal with low maintenance landscaping! Picturesque landscaping, mature trees, and good of parking between the paved driveway and OVERSIZED & INSULATED Single Attached Garage. Inside is a large welcoming Foyer with built-ins and LVP floors that flow into a renovated 2-pc Powder Room. The updated Kitchen is a showstopper, with modern white soft-close cabinetry, an eat-up bar, and a layout that flows seamlessly into the bright Living and Dining areas. A garden door leads to your own backyard retreat, complete with a partially covered full-width Deck featuring custom planter boxes, a lower concrete patio, and lush low-maintenance landscaping — all backing onto serene greenspace with a sunny SOUTH EXPOSURE. The spacious Primary Bedroom hosts a BIG closet, and the renovated & refreshed 4-pc Bathroom has tile floors, lots of vanity storage, and a walk-in shower. The Den is perfect as a Home Office / Formal Dining Room that offers versatility and could easily flex into a 3rd main-floor Bedroom. The 2nd Bedroom that also hosts an organized closet, and a convenient Linen / Pantry Closet for added organization complete this level. The Basement is partially finished already, with a 4-piece Bathroom that has a soaker tub / shower combo & clever cheater door to a huge additional Bedroom, offering plenty of space and flexibility. There's an expansive area you can furnish to suit your lifestyle, and still unlimited Storage inclusive of built-in shelving and your Lower-Level Laundry. On top of everything this home has to offer, it's also tucked in a fantastic

location with quick access to the highway, some of Airdrie's best schools, shopping, AND Nose Creek Park. This McKee-built home perfectly blends style, comfort, and function — all in one inviting package that could be your new HOME!