



GRASSROOTS
REALTY GROUP

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90 Elk Hill SE
Airdrie, Alberta

MLS # A2247953



\$450,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,163 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	(DC-16-A)
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Storage		

Inclusions: secondo fridge in the basement

With extensive recent updates, a quiet cul-de-sac location, and backing directly onto park/green space (no neighbours behind), this is the perfect opportunity for a first-time buyer or savvy investor! Welcome to 90 Elk Hill, Airdrie. Renovations are impressive and include a brand-new kitchen, luxury vinyl flooring, and updated bathrooms. Offering 5 bedrooms, 3 bathrooms, and over 2,200 sq.ft. of living space, this home provides an affordable option with the heavy lifting already done. The open-concept front living and dining rooms feature modern fixtures and fresh flooring throughout. The primary bedroom boasts closet organizers and a rare updated 4-piece ensuite—a great find in this price range. Two more large bedrooms and another updated 4-piece bath complete the main floor. The new kitchen stands out with its stylish colour palette, quartz countertops, stainless steel appliances, ample storage, and a unique breakfast nook. The lower level offers excellent potential, with a nearly private entrance—ideal for creative investment strategies. You’ll also find two additional bedrooms, a brand-new full bathroom, and upgraded mechanicals, including a new furnace, new hot water tank, and new sump pump for peace of mind. The backyard connects directly to the park, providing privacy and a natural extension of outdoor play space. Quick possession available—book your private showing today!