



**GRASSROOTS**  
REALTY GROUP

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**142 Elizabeth Way SE**  
**Airdrie, Alberta**

**MLS # A2259254**



**\$565,000**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Pantry, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

This is a fabulous, rare 3 bedroom 2 storey split that features a superb front-to-back vaulted main floor plan that boasts a bright front formal living room. vaulted dining room and a vaulted family room with central gas fireplace, a spacious kitchen with corner pantry and a bright sunny nook overlooking a southback yard backing to a linear park! Upstairs boasts three good sized bedrooms including a spacious primary with dual closets and 4 pc ensuite and another 5 pc bath servicing the other two bedrooms. The large main floor footprint of this terrific family home affords abundant space in the unspoiled basement that has huge potential for development and boasts a rough-in for a full bath. This superb home also boasts an outstanding 23'5" x 21'4" front attached garage, a fully fenced rear yard with spacious deck and is situated on a quiet street close to parks and all amenities and is an outstanding buy. This is a Judicial Sale ordered by the Court. Talk to your favorite agent about purchasing this outstanding home today.