



GRASSROOTS
REALTY GROUP

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142 Elizabeth Way SE
Airdrie, Alberta

MLS # A2259254



\$499,900

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,964 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, Storage		

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.