



**GRASSROOTS**  
REALTY GROUP

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**90 Elizabeth Way SE**  
**Airdrie, Alberta**

**MLS # A2277283**



**\$514,999**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Interior Lot, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers		

**Inclusions:** patio

Welcome HOME, ideally situated on a peaceful loop. This delightful bilevel home greets you with an inviting entryway that sets the stage for the warmth and comfort found throughout. As you step inside, you have the option to ascend to the upper level or descend to the lower level, each offering its own unique spaces for relaxation and entertainment. The upper level features a spacious living room bathed in natural light, perfect for family gatherings or cozy nights in. The well-equipped kitchen with new appliances and a dining area provide a functional space for preparing meals and enjoying lively conversations. The primary bedroom is also situated on the main floor with its own 3pc ensuite. The two extra bedroom and 4pc bathroom take up the remaining space on the main floor. The lower level boasts versatile living areas, including two generous bedrooms, with one ideal for use as a home office or playroom. This flexible layout meets the varied needs of modern family life. The bigger of the two rooms also has a jack and jill style 3pc bath room for convenience. Another 2 flex areas and storage room, a crawl space and the furnace/ utility room house the laundry and completes the lay out of this bi-levels lower level. Step outside to your fully fenced backyard—a delightful outdoor haven perfect for summer barbecues, gardening, or simply unwinding after a long day. The double detached garage and ample driveway parking ensure you always have space for vehicles and guests. Located in the vibrant community of Edgewater, you’ll enjoy easy access to parks, schools, and local amenities, making this home a perfect fit for families and individuals alike. Don’t miss the opportunity to make this charming bilevel home your own. Schedule a viewing today and discover the warmth and potential that awaits you!

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