



**70 Elizabeth Way SE
Airdrie, Alberta**

MLS # A2285425



\$539,900

Division:	Edgewater		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

This bungalow is conveniently located on a massive pie-shaped lot with an oversized double detached garage that feels just shy of a triple. This home offers a separate entrance to the finished basement, complete with a second kitchen, full bathroom, bedroom, cozy gas fireplace, and its own laundry, providing excellent flexibility and income potential. The illegal suite is currently generating \$1,500 per month in rent. Additional highlights include upgraded Hardie board siding, a bright and spacious sunroom overlooking the backyard, a hot tub and convenient main-floor laundry upstairs. This is perfect for a mortgage helper or multi-generational living! A well-maintained home with room to grow, invest, or simply enjoy.