



**14 Sunnyside Place SE  
Airdrie, Alberta**

**MLS # A2288291**



**\$464,000**

<b>Division:</b>	Summerhill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Str		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Ceiling Fan(s), Closet Organizers, Double Vanity, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Range, Refrigerator, Washer, Dryer, Microwave, Window Coverings, AC

\*\*\*OPEN HOUSE SUNDAY MARCH 15th 2pm - 4pm\*\*\* Welcome to 14 Sunnyside Place—where detached home ownership in Airdrie becomes an attainable reality. Priced at \$465,000, this is one of the best-value opportunities in the established, family-friendly community of Summerhill. This 1980-built bungalow offers a bright, thoughtfully updated layout with luxury vinyl plank flooring and an open concept main living area designed for both everyday comfort and easy entertaining. Large windows fill the home with natural light, creating a warm and inviting atmosphere throughout. The main level features 3 bedrooms above grade, making it an ideal fit for first-time buyers, young families, or those looking to right-size without compromise. Downstairs, the fully finished basement expands your living space with an additional bedroom and bathroom—perfect for guests, a home office, or recreation. Step outside to enjoy a sunny south-facing backyard, ideal for summer evenings, gardening, or simply relaxing in your own private outdoor space. Situated on a quiet, family-oriented street, this location offers a true sense of community. Just steps from Nose Creek and nearby walking paths, you’ll love the balance of nature and convenience, with easy access to schools, parks, and everyday amenities. Completing the package is a rare double detached garage—an increasingly hard-to-find feature at this price point—offering added convenience, storage, and long-term value. Whether you’re entering the market or looking for a smart investment, this home delivers a compelling combination of lifestyle, location, and affordability. Opportunities like this don’t come up often—book your showing today.