



**19 Everglade Drive SE  
Airdrie, Alberta**

**MLS # A2290790**



**\$534,900**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Dry Bar, Storage		

**Inclusions:** 2 sheds.

Welcome to 19 Everglade Drive, a beautifully maintained bi-level home ideally situated on a desirable corner lot in the established and family-friendly community of Edgewater, Airdrie. Thoughtfully cared for and move-in ready, this home offers a wonderful balance of comfort, functionality, and inviting living spaces. From the moment you enter, you're welcomed by gleaming **HARDWOOD FLOORS** and open living room filled with natural light. The main living area flows effortlessly into a dedicated **DINING ROOM**, perfect for family meals and holiday gatherings, while the spacious kitchen with a convenient **MOVEABLE ISLAND** provides plenty of room to cook and connect. A charming **BREAKFAST NOOK** overlooking the backyard offers a peaceful spot for morning coffee or casual dining. The main level features three generously sized bedrooms and two bathrooms, including a private primary retreat complete with a walk-in closet and 3-piece en-suite, creating a comfortable space to unwind. The fully developed basement expands the home's living space with flexibility for both relaxation and entertaining. Enjoy a large family room with a built-in bar, ideal for movie nights, gatherings with friends, or game-day celebrations. The lower level also includes a office space, a spacious recreation room, a flex room, an additional full bathroom, and a large crawl space providing excellent storage. Step outside to enjoy the expansive 30' x 11' 10" outdoor living **DECK**, offering plenty of space for summer barbecues, outdoor dining, and relaxing evenings with family and friends. The additional photos show a beautifully landscaped yard, complete with mature shade trees, colorful perennials, and a manicured lawn, creates excellent curb appeal throughout the warmer months. The **CORNER LOT** location, ample parking, and well-maintained exterior make this property as

impressive outside as it is inside. Move in and start enjoying everything this wonderful home has to offer. With its inviting living spaces, beautiful yard, expansive outdoor deck, and double attached garage( 20'3" X 19'6"), 19 Everglade Drive is the perfect place to settle in and enjoy the best of the upcoming summer in Edgewater. COME VIEW TODAY!