



**1427 Erin Drive SE**  
**Airdrie, Alberta**

**MLS # A2295760**



**\$510,000**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,345 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<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	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** Stand up fridge and stand up freezer in basement, fire pit and planters in backyard

\*OPEN HOUSE SATURDAY APRIL 11th 12:00pm-2:00pm\* This beautifully updated and fully finished home offers nearly 2,000sqft of functional living space designed for modern family life—complete with 3 bedrooms, 2.5 bathrooms and an OVERSIZED DOUBLE DETACHED GARAGE with RV PARKING making FOUR parking spots! Located in beautiful Edgewater with mature over sized lots you are close to schools, shopping and of course Nose Creek Park. The main floor is bright and welcoming, featuring new luxury vinyl plank flooring, fresh paint, and clean white baseboards throughout. A sun-filled living room from the bay window creates the perfect place to unwind, while the spacious kitchen complete with an island, abundant cabinetry, and generous counter space, flows seamlessly into a large dining area made for hosting dinners comfortably. Step outside to enjoy a spacious west-facing backyard and expansive deck, ideal for entertaining, relaxing, or soaking up the afternoon sun. Upstairs, the primary bedroom offers a private ensuite, while two additional bedrooms and a fully redone spa inspired bathroom provides plenty of room for family or guests. All bathrooms have been recently renovated plus new carpet upstairs adds a fresh cozy finish. With its extensive bathroom upgrades, A/C, exceptional outdoor space, and versatile parking options, this home delivers the perfect blend of comfort, function, and elevated design! \*Check out the virtual tour\*