



20 Elderwood Place SE
Airdrie, Alberta

MLS # A2159539



\$465,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	1993 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to 20 Elderwood Place SE, a spacious bi-level home nestled in the heart of the family-friendly Edgewater subdivision in Airdrie. Situated in a peaceful cul-de-sac, this 1,190 sq ft home offers a functional layout that's perfect for families of all sizes. The main level features three well-proportioned bedrooms, including a primary bedroom with a private 3-piece ensuite. The bright, open living room is a welcoming space, complete with a cozy gas fireplace that's ideal for those chilly Alberta evenings. The adjoining kitchen and dining area offer a seamless flow, with direct access to the deck and fully fenced backyard—perfect for outdoor gatherings and play. Downstairs, you'll find a versatile fourth bedroom, a convenient 2-piece bathroom, and plenty of space that can be tailored to suit your family's needs. The home's thoughtful design and layout provide a great foundation for your personal touches. The Edgewater community is known for its quiet streets, mature trees, and close-knit feel. It's a neighborhood where you can enjoy the balance of suburban living while being just minutes away from local schools, parks, and shopping. Whether you're starting a new chapter or looking for a space to make your own, this home offers a wonderful opportunity to invest in a desirable area. While the home has seen some years of love, it's ready for new owners to bring their vision and make it their own. With its great location and solid structure, 20 Elderwood Place SE is set to become a cherished home for years to come.