



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

50 Edmund Way SE
Airdrie, Alberta

MLS # A2209615



\$689,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Edgewater | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,298 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Oversized | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows | | |

Inclusions: None

WOW! A rare opportunity to win a LARGE and FULLY DEVELOPED Bi-Level on one of the quietest streets in Edgewater BACKING ONTO A PARK/PATHWAY! This 1300sf home boasts 2+3 bedrooms, 3 full baths, a HUGE Family room with fireplace, FULLY RENOVATED KITCHEN, an OVER SIZED GARAGE and much much more. This great home is flooded with natural light and features over sized spaces, perfect for the large family or those who like to entertain a lot. The kitchen has been designed with LOADS of counter and cabinet space, lots of pot drawers, upgraded cabinetry, a huge central island and gleaming stainless appliances. The eating area features access tot he WEST facing back deck, overlooking the park. The deck is completed with Composite decking and aluminum and glass railings. The main bath also features a Step-In tub, perfect for mobility restricted family members. All of this. located an easy walk to schools, parks and shopping!