

# \$440,000 - 35 Emberdale Way Se, Airdrie

MLS® #A2214368

**\$440,000**

3 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.08 Acres

Edgewater, Airdrie, Alberta

Your Dream Home Awaits! Stunning 3-Bedroom Home on a massive lot in Central Airdrie!

Welcome to a property that checks all the boxes—modern comfort, incredible outdoor spaces, and an unbeatable location. This gem is the ultimate find!

Step inside and fall in love with the fresh vibe of the vinyl plank flooring throughout the main level—it's sleek, stylish, and ready for your personal touch. The open-concept living, dining, and kitchen area isn't just a space; it's a lifestyle! Picture yourself hosting lively dinners or cozy get-togethers in this chef-ready kitchen, complete with Stainless Steel Appliances and a spacious island designed for connection and conversation. Down the hall, you'll discover three generously sized bedrooms, each perfect for relaxing after a busy day. The master bedroom is an oasis in itself, with an oversized window bathing the room in natural light and a roomy double closet to keep your space effortlessly organized. A full bathroom conveniently rounds out the main floor.

But wait—there's more! Head downstairs to a fully finished basement, where a huge rec room is bursting with potential! Dream up endless possibilities—movie nights (yes, the projector is included!), game marathons, or even a creative studio. The basement also features a cozy office/den, a handy half bath, and a massive storage room to keep everything in its place. With updates like a Hot



Water Tank (2020), Furnace (2014), and Roof & Siding (2015), you'll enjoy peace of mind for years to come.

And then, there's the outdoor space—it's nothing short of breathtaking! Step outside through the convenient side entrance to your private paradise. The partially covered 250 square foot deck with Regal Railing is the perfect spot to unwind with a coffee in hand or entertain under the stars. There's plenty of grassy space for play, a 12x12 stone patio ready for BBQs, and an oversized shed to store all your gear. The mature landscaping is a gardener's delight, with 2 apple trees, raspberry & strawberry plants, and colorful flowers and shrubs adding beauty and charm.

The cherry on top? This home enjoys unmatched privacy thanks to an undeveloped empty lot next door—no neighbors, no worries! Plus, it's nestled in an ideal spot, just a stone's throw from shopping, the brand-new library, and all of Airdrie's fabulous amenities.

Opportunities like this don't come around often. Book your showing today and start living your dream!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214368    |
| Price          | \$440,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,059       |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 35 Emberdale Way Se |
| Subdivision | Edgewater           |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B1Z4              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Driveway, Off Street, Parking Pad |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden                                                                                             |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind, Treed |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 11               |
| Zoning         | DC-16-A          |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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