

47 Everglade Bay SE  
Airdrie, Alberta

MLS # A2241299



**\$590,000**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,289 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Fruit Trees/Shrub(s), Garden, Gentle Slope		

<b>Heating:</b>	Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	Ceiling Fan(s), Central Vacuum, No Animal Home, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Washer/Dryer/Dishwasher/Range/Hood-Fan, Fridge, Shed in back yard, Central Vacuum & attachments, security camera & monitor, garage control, blinds (not drapes) in dining room, kitchen & basement, rods in living room/bedrooms-Hanging Mirrors (main bathroom door & one in the master bedroom) - Optional

Visit REALTOR® website for additional information. Tucked away in the quaint cul-de-sac in the established community of Edgewater, this 4 bdrm home is centrally located with easy access to QE2 & within walking distance to the vibrant Nose Creek Park where Airdrie celebrates all festivities. This 2 Storey home is close to schools, walking & bike paths, ice skating on the pond, playgrounds, shopping & the new library (opening 2025/26). Totalling over 1746sqft of living space, you simply don't get this type of home style OR yard size anymore! Backyard is HUGE! Formal dining room, massive bright kitchen, 4 bdrms, finished bsmt! Heated garage with epoxy flooring. Kitchen counters done June 2025. Permit application submitted for back deck & seller can provide quotes they have. Perfect home to raise a family w everything you need in the community at your fingertips. Quick possession avail!