

**111 Summerfield Road SE  
Airdrie, Alberta**

**MLS # A2242532**



# \$529,900

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Summerhill   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 904 sq.ft.   | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Driveway, Front Drive, Off Street, Parking Pad                       |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Creek/River/Stream/Pond, Irregular Lot |               |                   |

|                    |                           |                   |         |
|--------------------|---------------------------|-------------------|---------|
| <b>Heating:</b>    | Forced Air                | <b>Water:</b>     | -       |
| <b>Floors:</b>     | Tile, Vinyl Plank         | <b>Sewer:</b>     | -       |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | Finished, Full            | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Metal Siding , Wood Frame | <b>Zoning:</b>    | DC-16-B |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -       |
| <b>Features:</b>   | No Smoking Home           |                   |         |

**Inclusions:** blinds

Well maintained bungalow backing onto NOSE CREEK. Just imagine drinking your morning coffee on your east facing deck listening to the water trickle by. This recently updated home is in move-in ready condition. The main level is open concept with laminate throughout. Newer windows offer plenty of light in the living and dining area. Kitchen has been recently updated with freshened up cabinets, quartz counter tops and SS appliances. The primary bedroom has double closets and the second main floor bedroom would work well as a den or exercise room. Four piece bathroom is conveniently located between the 2 bedrooms. Fully finished basement offers large rec room, 2 additional bedrooms and cheater ensuite. Even with all the development, there is plenty of room for storage. Front driveway offers parking for 3 vehicles. Summerhill, offers the perfect blend of convenience, character, and outdoor lifestyle. Nestled just steps from Nose Creek and the city's scenic pathway system, residents enjoy easy access to green spaces, parks, and year-round recreational opportunities. Summerhill is known for its tree-lined streets, larger lots, and family-friendly atmosphere. With schools, playgrounds, and downtown Airdrie all within walking distance, it's a fantastic location for those seeking both charm and convenience. Quick access to Main Street and Yankee Valley Boulevard makes commuting a breeze.