106 Eldorado Road SE
Airdrie, Alberta

MLS # A2276214

$469,900

Division:	Edgewater
Type:	Residential/House
Style:	Bi-Level
Size:	1,019 sq.ft.
Age:	1981 (45 yrs old)
Beds:	2
Baths:	2
Garage:	Double Garage Detached, Heated Garage, Parking Pad, RV Access/Parking
Lot Size:	0.09 Acre
Lot Feat:	Back Yard

Heating:	Forced Air	**Water:**	-
Floors:	Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	DC-16-A
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows

Inclusions: Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings, all appliances are in as is condition

Amazing VALUE for this FANTASTIC home in sought after Edgewater, situated on a large CORNER lot. This BEAUTIFUL property features a FENCED yard, a large HEATED DOUBLE detached GARAGE, RV parking, and an extra front parking pad. This BRIGHT and CHEERY home has seen many UPGRADES over the years, including an updated kitchen with custom cabinets featuring deep drawers, a pantry, and a built-in freezer. The main floor offers an open layout with plenty of windows, allowing for abundant NATURAL light. Patio doors off the dining area lead to a massive DECK and fenced backyard, where you can enjoy watching the annual Canada parade from the comfort of your home. The spacious living room easily accommodates a full furniture layout. The updated main floor bathroom includes a cheater door to the primary bedroom. The FINISHED basement features a large rec/living area, another full bathroom, and an additional den with potential for a window to be added, making it a 3rd bedroom, plus ample storage. EXCELLENT LOCATION within walking distance to parks, schools, shopping, and with easy access to major roadways. Exceptional value; don’t miss out!