

**66 Eldridge Rise SE  
Airdrie, Alberta**

**MLS # A2285722**

# \$449,900



<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-16-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Shed

Step into a captivating detached bungalow that is not just a house, but a haven ready to embrace your family's story. This charming home features four spacious bedrooms and two bathrooms within its comfortable 1,066 sq ft, excluding the finished basement, which can be used as a recreational room or whatever you desire. As you approach, you are greeted by a welcoming front yard adorned with lush greenery, perfect for outdoor activities and summer barbecues, while the interior promises warmth and comfort for those quiet family evenings. Located in the vibrant Edgewater community, this home offers a family-friendly environment with numerous parks and recreational areas nearby, ideal for leisurely strolls and active weekends. The close-knit neighborhood fosters a sense of belonging, where friendly faces and community events create an inviting atmosphere, making it easy to settle in. Don't let this opportunity pass you by! Schedule a viewing today and take the first step towards creating cherished memories in your new home. For further information, feel free to reach out. Your new beginning awaits!