

\$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 | 1 |
| Zoning | DC-16-A |

Listing Details

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

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