

\$559,900 - 75 Emberdale Way Se, Airdrie

MLS® #A2221568

\$559,900

5 Bedroom, 3.00 Bathroom, 1,925 sqft

Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

ANOTHER NEW PRICE on this gorgeous 2 story FORMER SHOWHOME! You have got to see this gorgeous, updated air-conditioned home that give you over 2800sf of living space in the community of Edgewater. This home can accommodate a growing family or extended family as there is room for all. Starting with the exterior that has been lovingly updated and maintained. The front landscaping is maintenance free—no lawn cutting here. Enter in through the new shaker style double doors into large foyer. The oak woodwork will wow you. The living room is huge with tons of sunlight coming in and adjacent is the formal dining room. All new LUX windows done in 2024, new hot water tank 2025, LG Fridge & Stove, Dishwasher and OTR microwave (waiting to be installed) all new in 2024. There is even a second fridge for all those extras. The kitchen is good size with tons of counter space, cupboard space, eating area & easy access to the balcony for those BBQ nights. How perfect for extended family/parents and/or teens that there are 2 bedrooms on the main with a full bath. The main floor bath can be plumbed for a second main floor washer and dryer. The upper level boasts the primary bedroom with ensuite and walk in closet. For those working from home, next to the primary is a huge loft with sliding doors out to another balcony. It is an absolute retreat! The walk out basement has a large rec room, kitchen table area, stand alone bar, office area or another bedroom (just needs a



wardrobe closet), front bedroom is huge with 2 big windows and room for a couch/chair area, laundry room with sink, storage room and a 2 pce bathroom round out this lower level. The driveway has ample space for not only your vehicles but also your RV. Airdrie has a family friendly atmosphere, numerous parks & strong community spirit. It hosts the Airdrie Children's Festival, Miniature train ride for the kids at Iron Horse Park and Airdrie Festival of Lights which is a popular winter celebration. From your new home you can view the parades as well as the fireworks. And enjoy the Festival of Lights during the month of December from the comfort of your home! With amenities galore, shopping, restaurants, bus service and easy access to QE2 this is one of the most desirable towns to live in. Come and see! you won't be disappointed.

Built in 1982

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221568 |
| Price | \$559,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,925 |
| Acres | 0.09 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 75 Emberdale Way Se |
| Subdivision | Edgewater |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 1Z4 |

Amenities

| | |
|----------------|-----------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Garden, Landscaped, Low Maintenance Landscape |
| Roof | Asphalt |
| Construction | See Remarks |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 76 |
| Zoning | DC-16-A |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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