# \$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!

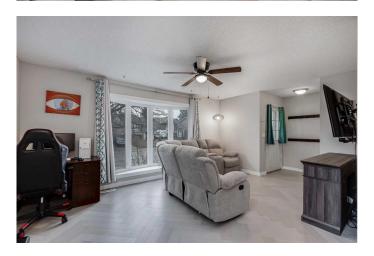
Welcome to a property that checks all the boxesâ€"modern comfort, incredible outdoor spaces, and an unbeatable location. This gem is the ultimate find!

Step inside and fall in love with the fresh vibe of the vinyl plank flooring throughout the main levelâ€"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 waitâ€"there's more! Head downstairs to a fully finished basement, where a huge rec room is bursting with potential! Dream up endless possibilitiesâ€"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'II enjoy peace of mind for years to come.

And then, there's the outdoor spaceâ€"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 doorâ€"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

Opportunities like this don't come around often. Book your showing today and start living your dream!

Built in 1981

fabulous amenities.

#### **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 4

Zoning DC-16-A

## **Listing Details**

Listing Office Real Broker

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