



# 12 Emerald Court Airdrie Alberta

\$374,900

Don't miss out on this excellent chance to own a fully developed bi-level home featuring an illegal basement suite - perfect for investors or first-time buyers looking for mortgage help. The main floor boasts 2 spacious bedrooms, a bright and functional kitchen, comfortable living and dining areas and a full 4-piece bathroom. The basement suite offers 2 additional bedrooms, a recently renovated bathroom, a cozy living room filled with natural light and a convenient kitchenette. Recent upgrades include two high efficiency furnaces and hot water tank, providing peace of mind and added value. Ideally located within walking distance to schools and shopping, this property combines comfort, convenience, and potential income. Whether you're looking to invest or live in one suite while renting out the other - this home is a smart choice! (id:6769)

Living room 10.58 Ft x 11.25 Ft  
 Kitchen 8.08 Ft x 5.42 Ft  
 Bedroom 8.00 Ft x 11.08 Ft  
 Bedroom 10.25 Ft x 10.00 Ft  
 3pc Bathroom 4.25 Ft x 8.00 Ft  
 Dining room 8.08 Ft x 11.67 Ft  
 Laundry room 5.00 Ft x 3.58 Ft

Kitchen 8.33 Ft x 9.75 Ft  
 Dining room 10.50 Ft x 8.25 Ft  
 Living room 10.92 Ft x 10.83 Ft  
 Primary Bedroom 10.50 Ft x 13.00 Ft  
 Bedroom 8.33 Ft x 13.00 Ft  
 4pc Bathroom 4.92 Ft x 8.83 Ft

Listing Presented By:



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 RE/MAX Rocky View Real Estate



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