



## 1639 Erin Drive Airdrie Alberta

\$469,900

FANTASTIC LOCATION! CLOSE TO SCHOOLS, PARKS, AND SHOPPING. This charming corner lot bungalow is nestled in the family-friendly Edgewater community. This home backs directly onto the primary school A.E. Bowers and is within walking distance of Muriel Clayton Middle School. The custom brick exterior adds definite curb appeal. The dining area's west-facing picture window overlooks NOSE CREEK PARK, enhancing the sun-filled open-concept living space. It's perfect for enjoying the Festival of Lights or the sunset while having dinner! The cheery kitchen boasts a custom-built breakfast bar, new flooring, and cabinets. The main floor also has three bedrooms and a full bath. Two bedrooms enjoy southern exposure, looking out to the generously sized backyard and the primary school field. Downstairs opens to a 22'0" x 19'0" partially finished room with storage shelves ready for customization. Currently, it is used as a workshop and storage space. A half bath with the plumbing roughed in is ready for your new shower. Down the hall, you will discover the fourth bedroom - sun-filled with a large egress window and a lovely pocket door. Finally, a cozy bonus room (currently used as an office) will expand your family's living space possibilities. This inviting bungalow has been FRESHLY PAINTED and has a beautiful wood fence, roof, furnace fan, water heater, and egress windows. (id:6769)

3pc Bathroom 3.17 M x 1.34 M

Bedroom 2.70 M x 3.30 M

Furnace 5.23 M x 2.84 M

Storage 6.70 M x 5.79 M

Bonus Room 2.16 M x 3.65 M

4pc Bathroom 3.12 M x 1.42 M

Bedroom 3.10 M x 3.50 M

Kitchen 3.10 M x 5.90 M

Primary Bedroom 3.70 M x 3.50 M

Bedroom 2.50 M x 2.90 M

Dining room 2.70 M x 2.10 M

Living room 4.50 M x 3.50 M

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca