



## 91 Emberdale Way Airdrie Alberta

\$499,900

Are you looking for an investment property, a move-up home, a downsizer home or a 1st-time ownership home? Come and check this one out! It's not your typical cookie-cutter home. You'll be pleasantly surprised with this updated Bi-level home that offers four bedrooms (2 up & 2 down), two updated four-piece bathrooms, and a unique vaulted ceiling in the kitchen, dining room area and living room. Plus a main floor laundry. There also is a main floor sunroom/solarium that adds space to enjoy (not included in the RMS square footage). Downstairs offers another family room with a gas freestanding fireplace/stove, an office space, a utility room, and another sunroom/solarium that adds space to enjoy (not included in the RMS square footage). A walk up from the basement to the South fenced backyard. The exterior of the home has newer style stucco and 2x6 exterior walls. This character home has seen numerous improvements including some updated windows, exterior doors, a high-efficiency furnace, an on-demand hot water system, a stucco exterior. Most recently the home has seen some updates in paint, flooring, LED lighting, kitchen cabinet/countertops and bathroom fixtures. All appliances are included, including a washer & dryer. Located in the sought-after community of Edgewater it's close to schools, parks, shopping and other services offered within the City of Airdrie, you won't want to miss out on this investment opportunity. All viewings are by appointment, so call your realtor today. Don't miss out. (id:6769)

4pc Bathroom 8.92 Ft x 5.33 Ft

Bedroom 11.25 Ft x 11.33 Ft

Recreational, Games room 18.92 Ft x 13.42 Ft

Bedroom 11.17 Ft x 12.33 Ft

Bonus Room 18.83 Ft x 3.50 Ft

4pc Bathroom 8.92 Ft x 8.58 Ft

Dining room 15.67 Ft x 12.08 Ft

Kitchen 11.25 Ft x 12.17 Ft

Primary Bedroom 11.25 Ft x 11.25 Ft

Bedroom 11.17 Ft x 9.92 Ft

Foyer 5.92 Ft x 7.17 Ft

Living room 18.92 Ft x 13.50 Ft

Sunroom 18.92 Ft x 3.17 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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