

# \$574,900 - 75 Emberdale Way Se, Airdrie

MLS® #A2221568

**\$574,900**

5 Bedroom, 3.00 Bathroom, 1,925 sqft  
Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

WOW!! \*\*\*LOOK AT THIS NEW PRICE JUST REDUCED JUNE 24 \*\*\*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 freeâ€”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	\$574,900
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	41
Zoning	DC-16-A

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.