

# \$499,900 - 1635 Erin Drive Se, Airdrie

MLS® #A2209621

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,058 sqft  
Residential on 0.09 Acres

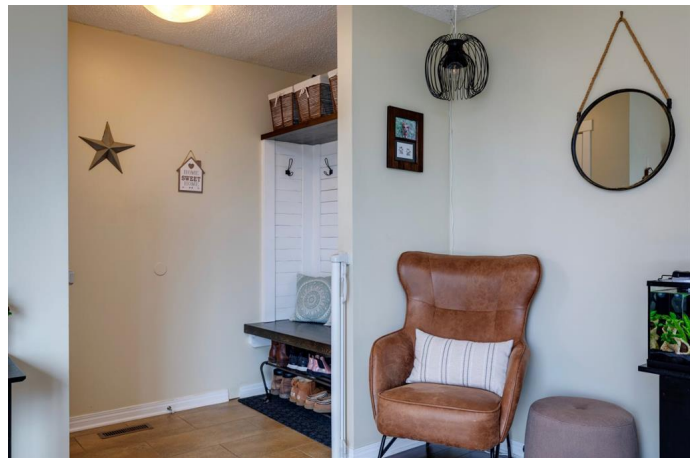
Edgewater, Airdrie, Alberta

Welcome to this charming bungalow located on Erin Drive, offering an ideal blend of comfort, convenience, and modern updates. The home boasts a new furnace installed in 2020, a new dishwasher in 2024, and recently updated appliances including a fridge, oven, washer, and dryer (new in 2021). Both bathrooms have been beautifully renovated, ensuring a fresh, modern feel throughout.

The backyard is a true standout, featuring both a garden shed and a workshop for all your storage and project needs. The fence was newly built in 2021, offering privacy and security. The roof and siding were redone in 2013, and new exterior doors were installed in 2023, adding to the home's curb appeal.

Situated beside Nose Creek Park, enjoy tranquil pond and pathway views, with direct access to green space, parks, and shopping nearby. Airdrie's abundant amenities are within easy reach, making this an excellent location for both convenience and recreation.

This property is perfect for a first-time homebuyer or as an investment property. The main floor features a spacious kitchen, dining room, living room, three bedrooms, and a bathroom. The basement, with a separate side entrance, includes a cozy family room, bathroom, and laundry room—ideal for additional living space or potential rental income.



Don't miss out on this incredible opportunity to own a home in a prime location with thoughtful updates throughout.

Built in 1981

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209621    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,058       |
| Acres          | 0.09        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1635 Erin Drive Se |
| Subdivision | Edgewater          |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 1C6            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Recessed Lighting, Storage    |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener |
| Heating           | Forced Air  |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Lighting, Rain Gutters   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Lawn, No Neighbours Behind, Standard Shaped Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 11               |
| Zoning         | DC-16-A          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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