

# \$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	9
Zoning	DC-16-A

### **Listing Details**

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

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.