



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

70 Elizabeth Way SE
Airdrie, Alberta

MLS # A2316637



\$510,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,105 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Level, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Separate Entrance		

Inclusions: Additional Dishwasher, Washer, Dryer, and Refrigerator.

Welcome to this well maintained bungalow situated on a massive pie shaped lot in the sought after community of Edgewater. Offering exceptional versatility and income potential, this home features a separate entrance to a fully developed basement complete with its own kitchen, full bathroom, bedroom, laundry, and cozy gas fireplace, making it an ideal setup for multi generational living or a mortgage helper. The bright and inviting main floor has been refreshed with new luxury vinyl plank flooring and fresh paint throughout, creating a modern and move in ready feel. You'll find three bedrooms upstairs, including a primary suite with a convenient 2 piece ensuite, along with a spacious living room, functional kitchen, dining area, and main floor laundry. One of the standout features of this home is the incredible sunroom overlooking the private backyard, providing the perfect space to relax and enjoy every season. Outside, the oversized double detached garage offers space that feels just shy of a triple, plus additional room for a workshop, storage, or hobbies. Additional upgrades include durable Hardie board siding, a hot tub, and a large fenced yard with plenty of room for kids, pets, entertaining, or future projects. Conveniently located close to parks, walking paths, schools, shopping, and other amenities, this property offers the perfect blend of comfort, flexibility, and value.