



GRASSROOTS
REALTY GROUP

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2 ELDORADO Road SE
Airdrie, Alberta

MLS # A2319236



\$569,000

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Private		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC-16-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: none

Tremendous family home, corner lot & backing onto park path way, and right across the street from the large nature reserve of Nose Creek! Close to schools, close to shopping, and centrally located in Airdrie. There are 3 bedrooms up (plus a flex room down), 2.5 bathrooms, developed all 3 levels and features a wood burning fire place! This home was freshly sided 3 years ago, features new deck, garden shed, fire pit, double attached garage insulated / drywalled, and is well landscaped. new water tank (2024), fully upgraded new kitchen with new range built in microwave. The vaulted ceiling in the living / sun room make a great first impression of spaciousness. fridge is new as of 2020, a pantry, lots of storage space and a window out onto the back yard. Upstairs there is a grand hallway connecting 3 bedrooms and full bath room. Book your viewing today!