



GRASSROOTS
REALTY GROUP

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14 Easterbrook Place SE
Airdrie, Alberta

MLS # A2327919



\$449,900

Division:	Edgewater		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,352 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Oversized, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Other, Private, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, See Remarks, Storage, Vinyl Windows, Wood Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

OPEN HOUSE SUNDAY JULY 12 1-3PM - This is a rare opportunity to own in a central, walkable, mature Airdrie neighbourhood offering outstanding convenience, livability, and long-term potential. Welcome to 14 Easterbrook Place in the mature and highly desirable community of Edgewater. Tucked away on a quiet cul-de-sac, this home offers a large lot and a fantastic opportunity for buyers looking to add their personal touch and create something truly special with great bones and a spacious layout. The location is truly one of the highlights. Within approximately a 15-minute walk, you can access Nose Creek Park, the Nose Creek pathway system and off-leash dog park, AE Bowers Elementary, Fuzzy Pickles Preschool, Muriel Clayton Middle School, Genesis Place Recreation Centre, and the Ron Ebbesen hockey arenas plus countless parks, fields and sports courts integrated into the area. With 4 bedrooms, 2.5 bathrooms, and just under 2,000 sq ft of developed living space, the floorplan offers plenty of room for families. The main level features a comfortable living room, formal dining area, and an additional dine-in kitchen space that flows into the family room, complete with a cozy fireplace and views of the backyard. The south-facing yard provides excellent outdoor space, and two of the upper bedrooms offer mountain views. Important updates include a recently replaced roof, triple-pane windows along the south side of the home and in the primary bedroom. Call now to book your private viewing!