# \$490,000 - 39 Elk Hill Se, Airdrie

MLS® #A2217076

## \$490,000

3 Bedroom, 1.00 Bathroom, 1,010 sqft Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

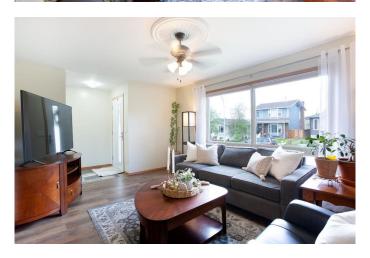
Welcome to 39 Elk Hill, a charming 3-bedroom, 1-bathroom bungalow nestled in a quiet, family-friendly neighborhood of Airdrie. This well-maintained home features a bright, open-concept layout where the kitchen flows effortlessly into the spacious living roomâ€"perfect for everyday living and entertaining. A double detached garage provides ample parking and storage, while the private backyard backs directly onto green space and a park, offering a peaceful and picturesque setting ideal for families and outdoor enthusiasts. The undeveloped basement is awaiting your future design.

Located in a highly walkable area, this home offers easy access to a wide range of amenities. Just minutes away, you'II find shopping and dining options at Towerlane Mall, downtown Airdrie, and Sierra Springs Shopping Centre, with grocery stores, restaurants, and everyday essentials close at hand. Families will appreciate the nearby schools and Nose Creek Park is just across the street. The Airdrie Community Health Centre is also nearby, providing convenient access to medical services.

For recreation and entertainment, residents can enjoy local parks like Ridgegate Playground and Monklands Fields. With a perfect blend of comfort, convenience, and community, 39 Elk Hill is a wonderful place to call home. Schedule your showing today and







discover everything this inviting property has to offer.

#### Built in 1981

#### **Essential Information**

MLS® # A2217076 Price \$490,000

Bedrooms 3
Bathrooms 1.00
Full Baths 1

Square Footage 1,010
Acres 0.09
Year Built 1981

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 39 Elk Hill Se Subdivision Edgewater

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 1Z1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached, Garage Faces Front

# of Garages 2

### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 15th, 2025

Days on Market 53

Zoning DC-16-A

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.