

# \$469,000 - 84 Everglade Drive Se, Airdrie

MLS® #A2247699

**\$469,000**

3 Bedroom, 3.00 Bathroom, 1,113 sqft

Residential on 0.07 Acres

Edgewater, Airdrie, Alberta

~ OPEN HOUSE on Saturday Aug 16 @ 2-4pm ~ Charming & perfectly updated semi-detached Bungalow Duplex in Edgewater, with a South facing backyard oasis ON THE GREENSPACE! You will fall in love before you step inside, this home features great curb appeal with low maintenance landscaping! Picturesque landscaping, mature trees, and good of parking between the paved driveway and OVERSIZED & INSULATED Single Attached Garage. Inside is a large welcoming Foyer with built-ins and LVP floors that flow into a renovated 2-pc Powder Room. The updated Kitchen is a showstopper, with modern white soft-close cabinetry, an eat-up bar, and a layout that flows seamlessly into the bright Living and Dining areas. A garden door leads to your own backyard retreat, complete with a partially covered full-width Deck featuring custom planter boxes, a lower concrete patio, and lush low-maintenance landscaping – all backing onto serene greenspace with a sunny SOUTH EXPOSURE. The spacious Primary Bedroom hosts a BIG closet, and the renovated & refreshed 4-pc Bathroom has tile floors, lots of vanity storage, and a walk-in shower. The Den is perfect as a Home Office / Formal Dining Room that offers versatility and could easily flex into a 3rd main-floor Bedroom. The 2nd Bedroom that also hosts an organized closet, and a convenient Linen / Pantry Closet for added organization complete this level. The Basement is partially finished already, with a



4-piece Bathroom that has a soaker tub / shower combo & clever cheater door to a huge additional Bedroom, offering plenty of space and flexibility. There's an expansive area you can furnish to suit your lifestyle, and still unlimited Storage inclusive of built-in shelving and your Lower-Level Laundry. On top of everything this home has to offer, it's also tucked in a fantastic location with quick access to the highway, some of Airdrie's best schools, shopping, AND Nose Creek Park. This McKee-built home perfectly blends style, comfort, and function " all in one inviting package that could be your new HOME!

Built in 1991

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247699               |
| Price          | \$469,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,113                  |
| Acres          | 0.07                   |
| Year Built     | 1991                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 84 Everglade Drive Se |
| Subdivision | Edgewater             |
| City        | Airdrie               |
| County      | Airdrie               |
| Province    | Alberta               |
| Postal Code | T4B 2E8               |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Driveway, Off Street, On Street, Single Garage Attached |
| # of Garages   | 1                                                       |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Soaking Tub, Storage                 |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Partially Finished                                                                   |

## Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Yard                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                                                              |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                                                              |
| Foundation        | Poured Concrete                                                                                                                                              |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | R2                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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