

# \$399,900 - 85 Summerfield Road Se, Airdrie

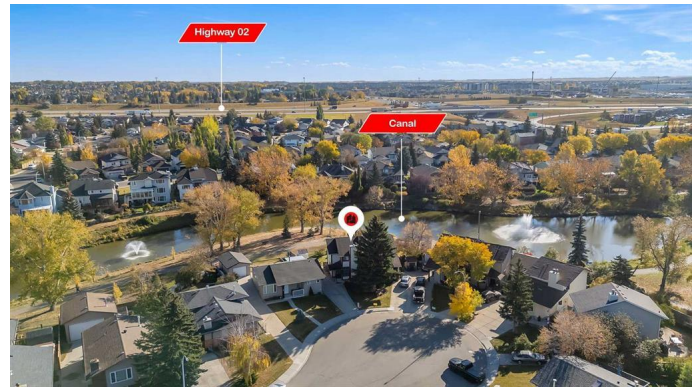
MLS® #A2263293

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,239 sqft  
Residential on 0.07 Acres

Summerhill, Airdrie, Alberta

Tucked away on a peaceful cul-de-sac, this adorable duplex offers the perfect blend of privacy, charm, and location. Backing directly onto the pond, you can relax out back and enjoy the sound of the fountains while taking in the lush, mature trees that only a well-established neighbourhood can provide. The long, paved driveway offers ample parking and the potential to build a garage with the proper city permits, adding to the home's value and functionality. Step inside to find fresh vinyl plank flooring, new carpet, and modern paint throughout. The cozy living room is anchored by a whitewashed brick gas fireplace, surrounded by corner windows that fill the space with natural light. A versatile nook provides the perfect space for a formal dining area or home office, while the eat-in kitchen is ideal for gathering, dining, and admiring the serene green space out back. And if you have kids or four-legged family members, you'll love being just steps from community walking paths that wind through the neighbourhood. Upstairs, you'll find two generously sized bedrooms and a spacious primary suite complete with a walk-in closet. A full bathroom on the second floor and a powder room on the main floor add to the convenience of this home, and the unfinished basement is ready for your equity-building ideas, offering endless potential to make this home truly your own. With its quiet location, scenic views, and thoughtful updates, this property is as functional as it is full of charm. This one



won't disappoint!

Built in 1980

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263293               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,239                  |
| Acres          | 0.07                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 85 Summerfield Road Se |
| Subdivision | Summerhill             |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 1X8                |

**Amenities**

|                |      |
|----------------|------|
| Parking Spaces | 3    |
| Parking        | None |
| Is Waterfront  | Yes  |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |

|                 |                                  |
|-----------------|----------------------------------|
| # of Fireplaces | 1                                |
| Fireplaces      | Living Room, Stone, Wood Burning |
| Has Basement    | Yes                              |
| Basement        | Full, Unfinished                 |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Fire Pit                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Views, Waterfront |
| Roof              | Asphalt Shingle                                            |
| Construction      | Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 5                  |
| Zoning         | R2                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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