

**86 Eldorado Road SE
Airdrie, Alberta**
MLS # A2277882

\$450,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bi-Level		
Size:	996 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	DC-16-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: TV Bracket (x2), Master Bedroom Fan "As Is", Storage Shed

Fully developed bi-level perfectly situated in one of Airdrie's most established communities, backing onto a green belt leading to a large park. This Bi-Level offers 1,850 SF of developed living space with 3 bedrooms, 1.5 bathrooms and is awaiting your personal touch. Greeted into a large foyer, the bright main floor features hardwood and tile flooring throughout, a well equipped kitchen with concrete countertops spacious, solid wood oak shelving, mosaic tile backsplash while opening to the spacious living and dining area. The over-sized primary bedroom showcases a walk in closet and gorgeous wood frame patio doors leading to your private yard with expansive deck and shed. A 5 piece bathroom completes this level. The basement is finished with a family room, two additional bedrooms, 2 piece bathroom, den, laundry room and an abundance of storage. Don't overlook the off street parking in the front driveway with space to accommodate 2 vehicles. Nicely located in central Airdrie with easy access to shopping and an array of amenities as well as walking distance to numerous parks/playgrounds and Muriel Clayton Middle School. Don't miss out on this incredible opportunity!