

**86 Eldorado Road SE**  
**Airdrie, Alberta**

**MLS # A2277882**



**\$450,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	DC-16-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!