

3 Emberdale Way SE Airdrie, Alberta

MLS # A2342556



\$360,000

Division:	Edgewater		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Front Drive, Off Street, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, No Neighbours Behind, Street Lighting		
Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-16-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, No Smoking Home, Separate Entrance		

Inclusions: Treehouse in yard

Opportunity is knocking for homeownership only steps from Downtown Airdrie! Make it your first home or an investment property that has an amazing walkable location! This BUNGALOW has so much potential, with 3 bedrooms and 1 full bathroom upstairs, It offers a spacious Living area , dining room and eat in Kitchen! The basement has laundry and rough in plumbing for a 2nd bathroom and is a clean slate to turn it into whatever your heart desires - thinking investment? this home offers a side entrance to the basement! The yard is massive with a front driveway along with street parking. Located across from Airdrie's new Library and Nose Creek Park, plus grocery stores, restaurants, coffee shops, shopping and so much more. This may be the opportunity you have been waiting for!