

# \$495,000 - 66 Eldridge Rise Se, Airdrie

MLS® #A2220525

**\$495,000**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.09 Acres

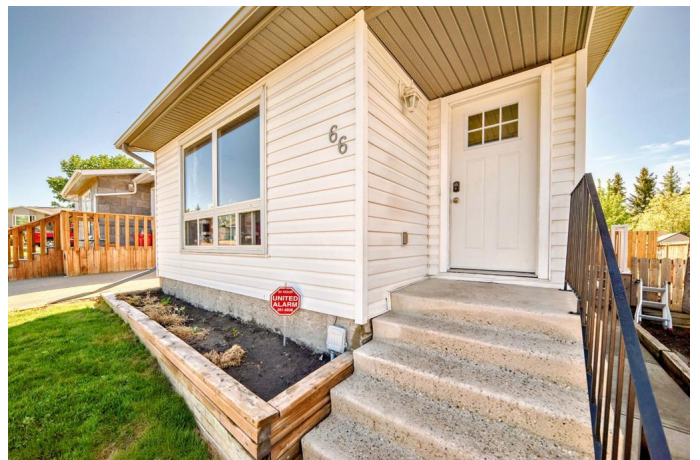
Edgewater, Airdrie, Alberta

Price Improvement! Now offered at \$495,000!

Tucked into a quiet cul-de-sac and backing onto peaceful green space, this charming 4-bedroom, 2-bathroom bungalow offers 1,066.22 sq ft RMS above grade with a fully developed basement providing plenty of room for growing families in one of Airdrie's most cherished mature communities.

Welcome to Edgewater: a neighborhood loved for its family-friendly atmosphere, tree-lined streets, and unbeatable location close to parks, schools, and scenic trails. Whether you're a nature lover or simply seeking a quiet, well-connected area to call home, this is the perfect place to plant roots.

Step inside and enjoy a bright, open concept main floor filled with natural light, thanks to four brand-NEW windows installed in (May 2025). The spacious living room flows seamlessly into a functional kitchen and dining area perfect for both everyday life and entertaining. With three bedrooms on the main level, including a generously sized primary suite, there's plenty of space for everyone. The newly developed lower level features NEW baseboards (May 2025) and offers incredible flexibility for a media room, play area, home office, or guest retreat. A brand NEW shower and flooring in the lower bathroom adds a stylish upgrade, while the private side entrance adds convenience for guests coming to stay or visiting family, offering privacy and easy access to the lower level. The sellers just completed a professional



furnace tune-up and full duct cleaning on (June 16, 2025), offering peace of mind and improved air quality for the next owners. Outside, the newly fenced lot offers a safe and welcoming space for children and pets. Youâ€™ll also find a storage shed, a mature apple tree, and ample yard space perfect for backyard barbecues, gardening, or simply relaxing on warm summer days. And the location? Itâ€™s hard to beat, just steps from the Airdrie pond, Nose Creek Park, scenic walking trails, schools, public transit, and the exciting new Airdrie Public Library currently under construction bringing even more community resources right to your doorstep. PRIME CENTRAL LOCATION. Edgewater delivers that rare combination of small-town charm with big-city convenience.

Built in 1981

**Essential Information**

MLS® #	A2220525
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	66 Eldridge Rise Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B1C4

### Amenities

Parking Spaces	3
Parking	Outside, Parking Pad, Tandem

### Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Convection Oven, Dishwasher, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Level, No Neighbours Behind, Rectangular Lot, See Remarks, Orchard(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	67
Zoning	DC-16-A

### Listing Details

Listing Office	Legacy Real Estate Services
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