

# \$384,900 - 12 Emerald Court Se, Airdrie

MLS® #A2227398

**\$384,900**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.07 Acres

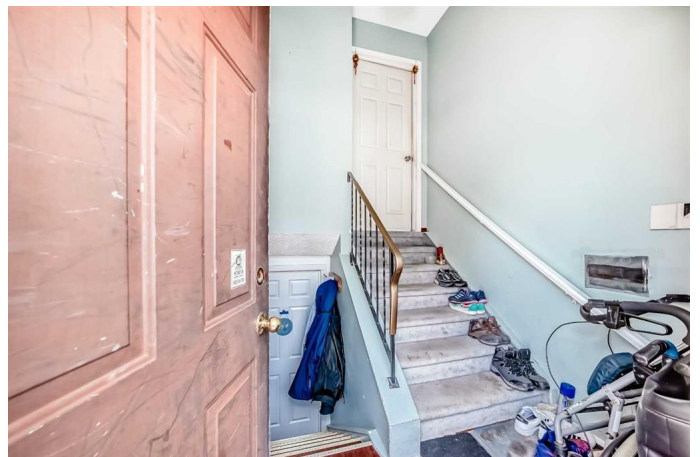
Edgewater, Airdrie, Alberta

Don't miss out on this excellent chance to own a fully developed bi-level home featuring an illegal basement suite – perfect for investors or first-time buyers looking for mortgage help. The main floor boasts 2 spacious bedrooms, a bright and functional kitchen, comfortable living and dining areas and a full 4-piece bathroom. The basement suite offers 2 additional bedrooms, a recently renovated bathroom, a cozy living room filled with natural light and a convenient kitchenette. Recent upgrades include two high efficiency furnaces and hot water tank, providing peace of mind and added value. Ideally located within walking distance to schools and shopping, this property combines comfort, convenience, and potential income. Whether you're looking to invest or live in one suite while renting out the other - this home is a smart choice!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227398  |
| Price          | \$384,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 872       |
| Acres          | 0.07      |
| Year Built     | 1981      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 12 Emerald Court Se |
| Subdivision | Edgewater           |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 1B8             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                 |
|-------------------|---------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances        | See Remarks                     |
| Heating           | Forced Air                      |
| Cooling           | None                            |
| Has Basement      | Yes                             |
| Basement          | Finished, Full, Suite           |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Vinyl Siding                |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 7              |
| Zoning         | R2             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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