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19 Emberdale Way SE  
Airdrie, Alberta

MLS # A2202373



**\$450,000**

<b>Division:</b>	Edgewater		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,068 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Level		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Cement Fiber Board

**Foundation:** Poured Concrete

**Features:** Closet Organizers, Laminate Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** DC-16-A

**Utilities:** -

**Inclusions:** Firepit outside, Shed, front door coat rack.

**\*\*Click the Multimedia Button for a full video walk through!\*\*** Welcome to this delightful, fully updated bungalow in the heart of the highly sought-after Emberdale community. Located just steps from Nose Creek Park, with its stunning natural beauty, and only a short stroll to the vibrant and amenity-rich downtown area, this home is perfect for those who love both serenity and city life—ideal for nightlife, entertaining, and outdoor adventures. This meticulously maintained 4-bedroom, 1-bath home boasts an impressive list of updates, including CanExcel siding, a brand-new 25-year roof, hot water tank, windows, and flooring throughout. The kitchen is bright and spacious, with room for an island or small table, offering plenty of space to cook and entertain. Modern appliances, including a new dishwasher and stove, complete the kitchen upgrade. The home's open layout allows natural light to flow effortlessly from room to room. The large living room seamlessly connects to the new front deck—perfect for enjoying your morning coffee in the fabulous sunlight. The dining area is perfect for hosting family gatherings and dinner parties. The primary bedroom is generously sized, featuring a closet organizer for optimal storage with a 4pc bathroom and two more bedrooms completing this level. Downstairs, you'll find a separate entrance, making it ideal for multi-family living or even renting out the lower level. With a spacious bedroom with egress windows, a living area, and fresh new carpet, the lower level offers plenty of versatility and comfort. Outside, the backyard faces southeast, giving you sun all day long. Enjoy a spacious, private space that is perfect for outdoor activities, gardening, or relaxing in the sunshine. This charming bungalow offers a rare combination of quiet living with easy access to everything you need—whether it's the beauty of Nose

Creek Park or the energy of downtown Airdrie, you're just steps away from it all. Don't miss your chance to own this incredible home. Call your favorite realtor today to schedule a viewing and discover all the wonderful features this home has to offer!