

\$525,000 - 1627 Erin Drive Se, Airdrie

MLS® #A2204213

\$525,000

3 Bedroom, 2.00 Bathroom, 1,057 sqft
Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Charming Fully Developed Bungalow with Modern Updates and Prime Location
Welcome to this beautifully updated and fully developed bungalow, located in a desirable and family-friendly neighborhood. With a prime south-facing backyard that overlooks the serene greenery of a park and Nose Creek, this home offers both comfort and style, making it perfect for those looking to enjoy the outdoors while being close to schools, churches, and an abundance of green spaces. Step inside and discover the thoughtful updates that make this home shine. The kitchen has been beautifully updated with luxurious granite countertops, complemented by stainless steel appliances. The modern lighting throughout the home enhances the inviting atmosphere, creating a warm and welcoming environment. Both bathrooms have been updated, offering contemporary finishes and functionality. This home features several newer windows that not only let in an abundance of natural light but also offer energy efficiency. The spacious layout includes a fully developed basement, providing ample room for your needs – whether it’s for a family room, office space, or additional bedrooms. Step outside to the sunny backyard, where you’ll enjoy a private oasis with a lovely garden, a charming gazebo, and a large shed for additional storage. The south-facing exposure ensures plenty of sunlight, making this an ideal spot for outdoor entertaining or simply relaxing.



Located across from Nose Creek Park, with easy access to walking paths, shopping, parks and pathways, this home offers exceptional convenience. It's close to schools, churches, and other essential amenities, all while providing the peace and tranquility of living near nature.

Don't miss out on this fantastic opportunity to own a beautifully updated bungalow in a prime location – schedule your viewing today!

Built in 1981

Essential Information

MLS® #	A2204213
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1627 Erin Drive Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1C6

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Laminate Counters, Natural Woodwork, Recessed Lighting, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Three-Sided, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Street Lighting, Waterfall
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	7
Zoning	DC-16-A

Listing Details

Listing Office	RE/MAX House of Real Estate
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