

# \$495,000 - 39 Elk Hill Se, Airdrie

MLS® #A2217076

**\$495,000**

3 Bedroom, 1.00 Bathroom, 1,010 sqft

Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Welcome to 39 Elk Hill, a charming 3-bedroom, 1-bathroom bungalow nestled in a quiet, family-friendly neighborhood of Airdrie. This well-maintained home features a bright, open-concept layout where the kitchen flows effortlessly into the spacious living room—perfect for everyday living and entertaining. A double detached garage provides ample parking and storage, while the private backyard backs directly onto green space and a park, offering a peaceful and picturesque setting ideal for families and outdoor enthusiasts. The undeveloped basement is awaiting your future design.

Located in a highly walkable area, this home offers easy access to a wide range of amenities. Just minutes away, you'll find shopping and dining options at Towerlane Mall, downtown Airdrie, and Sierra Springs Shopping Centre, with grocery stores, restaurants, and everyday essentials close at hand. Families will appreciate the nearby schools and Nose Creek Park is just across the street. The Airdrie Community Health Centre is also nearby, providing convenient access to medical services.

For recreation and entertainment, residents can enjoy local parks like Ridgeway Playground and Monklands Fields. With a perfect blend of comfort, convenience, and community, 39 Elk Hill is a wonderful place to call home. Schedule your showing today and



discover everything this inviting property has to offer.

Built in 1981

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217076    |
| Price          | \$495,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,010       |
| Acres          | 0.09        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 39 Elk Hill Se |
| Subdivision | Edgewater      |
| City        | Airdrie        |
| County      | Airdrie        |
| Province    | Alberta        |
| Postal Code | T4B 1Z1        |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Detached, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan                                    |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |

|              |                  |
|--------------|------------------|
| Fireplaces   | Gas              |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | DC-16-A        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.