

# \$470,000 - 66 Eldridge Rise Se, Airdrie

MLS® #A2220525

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,066 sqft

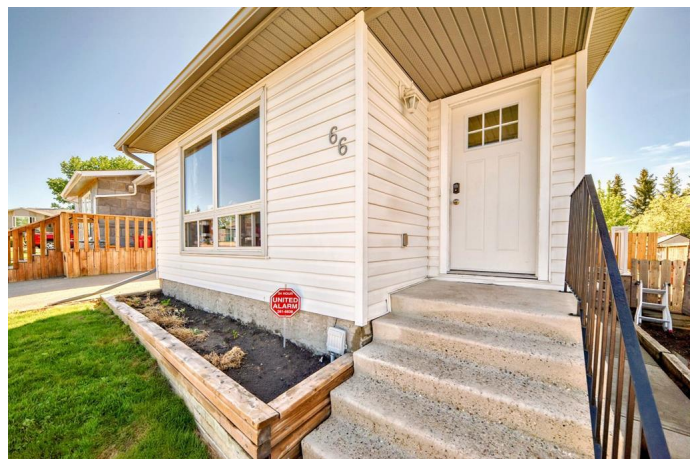
Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

Price Improvement! Now offered at \$470,000! Tucked into a quiet cul-de-sac and backing onto peaceful green space, this 4-bedroom, 2-bathroom bungalow offers 1,066 sq ft RMS above grade plus a fully finished basement for over 2,100 sq ft of total living space. The main floor has been freshly painted in a neutral color and features a bright, open-concept layout with four brand new windows (May 2025), a spacious living room, and a kitchen/dining area perfect for family gatherings. Three bedrooms on the main level include a generous primary suite, while the main bathroom is designed with dual sinks for added convenience. The newer developed lower level with new baseboards (May 2025) provides versatile space for a media room, office, or guest retreat, complete with a brand new shower and flooring in the bathroom and private side entrance. Additional updates include a professional furnace tune-up and duct cleaning (June 2025).

From the street, the home may look modest, but step inside and youâ€™ll be surprised by how much space and natural light it offers. With a thoughtful layout and recent updates, this home is truly move-in ready.

Outside, the large backyard boasts a new fence, a mature apple tree, and enough parking for a 26â€™™ trailer and a vehicle in the driveway. A storage shed adds convenience, and the green space backdrop means extra



privacy.

Located in Edgewater, one of Airdrie’s most established and family-friendly communities, this home offers unmatched convenience. You’re steps from Nose Creek Park with its scenic pond – perfect for fishing in summer and skating in winter, plus walking paths, community festivals, and schools of every level. Grocery stores, public transit, and the exciting new Airdrie Public Library (opening soon) are all within easy walking distance. If you’re looking for a cozy, move-in ready home in a prime location with room to grow, this property has it all.

If you’re looking for the perfect blend of cozy charm, bright open-concept living, a spacious yard, and a PRIME central location this home delivers it all!

Built in 1981

**Essential Information**

MLS® #	A2220525
Price	\$470,000
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	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 28th, 2025
Days on Market	100
Zoning	DC-16-A

### Listing Details

Listing Office	Legacy Real Estate Services
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