

\$649,900 - 47 Edmund Way Se, Airdrie

MLS® #A2245180

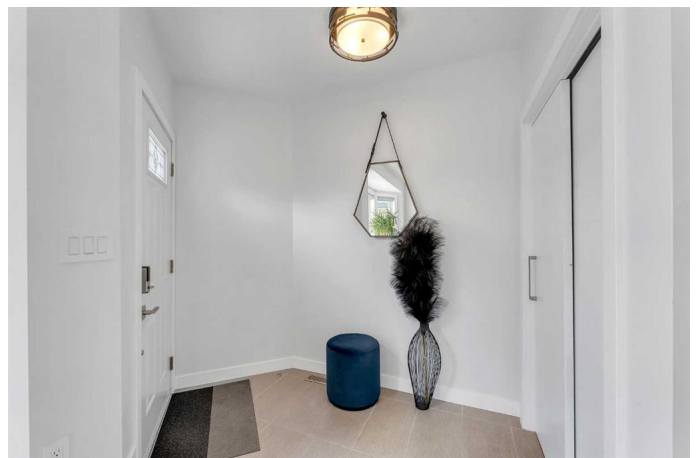
\$649,900

4 Bedroom, 3.00 Bathroom, 1,814 sqft

Residential on 0.11 Acres

Edgewater, Airdrie, Alberta

Situated on one of Airdrie's most desirable streets, this lovely home sits amid mature trees on a quiet crescent. Beautifully remodeled, this home has a modern, fresh and inviting feel from the moment you drive up. With a back lane, there is ample privacy from neighbours and RV parking with a concrete pad. Walking inside, you'll love the warm Scandinavian design. Many updates have taken place here including central air-conditioning, vinyl plank floors, new carpet, fresh paint throughout, knock down ceiling to replace popcorn ceiling, updated interior doors and closets, luxury window coverings with a duplicate set that will be left for new owners and so much more. The front dining room is perfect for entertaining friends, with a large picture window at the front, a new built-in bar with bamboo counters and a vaulted ceiling that highlights the stone wall with an electric fireplace. The kitchen has updated appliances, a central island and a breakfast nook with a door that leads out to the backyard. The upper level has a stunning primary suite with a custom California closet. The ensuite has been entirely updated with a gorgeous tiled shower. Two additional bedrooms each with custom closet organizers and a new 4 piece bath (tub, tile, sink, vanity, toilet, fixtures) finish off this level. The lower level has large windows with a living room highlighted by a gas fireplace with a new mantle. You will also discover a spacious 4th bedroom and a complementary new 3 piece bathroom. Access to the garage



is also found at this level. The basement is unfinished with laundry, and plenty of storage space. The backyard has a gorgeous garden for those with a green thumb. There is also a large deck, perfect for simply relaxing and enjoying our fleeting summer nights. This is a tight knit community with neighbours that look out for each other. If you are looking for a place to put down roots, this home beckons. Close to schools, central Airdrie shopping, churches and walking paths.

Built in 1992

Essential Information

MLS® #	A2245180
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,814
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	47 Edmund Way Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2G4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Dining Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	6
Zoning	R1

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.