# \$384,900 - 12 Emerald Court Se, Airdrie

MLS® #A2227398

## \$384,900

4 Bedroom, 2.00 Bathroom, 872 sqft Residential on 0.07 Acres

Edgewater, Airdrie, Alberta

Don't miss out on this excellent chance to own a fully developed bi-level home featuring an illegal basement suite â€" perfect for investors or first-time buyers looking for mortgage help. The main floor boasts 2 spacious bedrooms, a bright and functional kitchen, comfortable living and dining areas and a full 4-piece bathroom. The basement suite offers 2 additional bedrooms, a recently renovated bathroom, a cozy living room filled with natural light and a convenient kitchenette.

Recent upgrades include two high efficiency furnaces and hot water tank, providing peace of mind and added value.

Ideally located within walking distance to schools and shopping, this property combines comfort, convenience, and potential income. Whether you're looking to invest or live in one suite while renting out the other - this home is a smart choice!

Built in 1981

## **Essential Information**

MLS® # A2227398 Price \$384,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 872

Acres 0.07

Year Built 1981







Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

# **Community Information**

Address 12 Emerald Court Se

Subdivision Edgewater

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 1B8

### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances See Remarks

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 10 Zoning R2

# **Listing Details**

Listing Office RE/MAX Rocky View Real Estate

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