

# \$374,900 - 12 Emerald Court Se, Airdrie

MLS® #A2227398

**\$374,900**

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.07 Acres

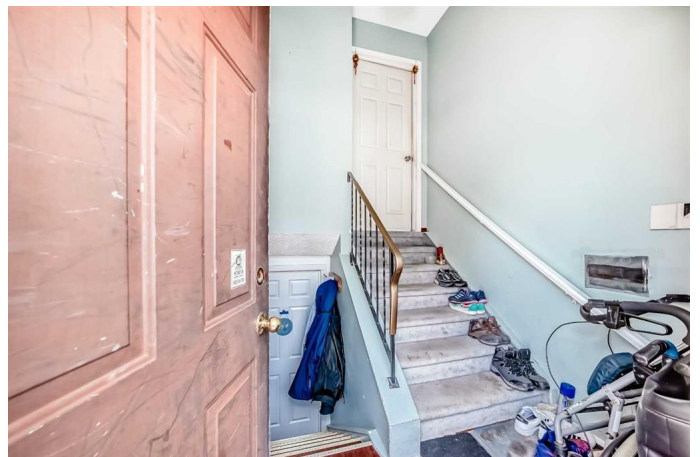
Edgewater, Airdrie, Alberta

Don't miss out on this excellent chance to own a fully developed bi-level home featuring an illegal basement suite – 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	\$374,900
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	28
Zoning	R2

### Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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