

# \$450,000 - 90 Elk Hill Se, Airdrie

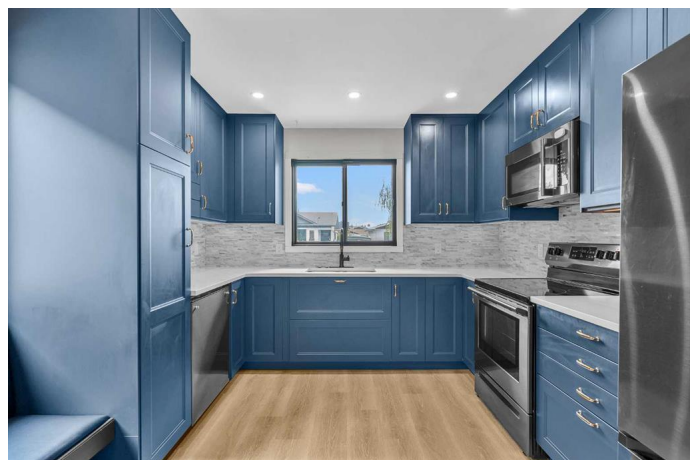
MLS® #A2247953

## \$450,000

5 Bedroom, 3.00 Bathroom, 1,163 sqft  
Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

With extensive recent updates, a quiet cul-de-sac location, and backing directly onto park/green space (no neighbours behind), this is the perfect opportunity for a first-time buyer or savvy investor! Welcome to 90 Elk Hill, Airdrie. Renovations are impressive and include a brand-new kitchen, luxury vinyl flooring, and updated bathrooms. Offering 5 bedrooms, 3 bathrooms, and over 2,200 sq.ft. of living space, this home provides an affordable option with the heavy lifting already done. The open-concept front living and dining rooms feature modern fixtures and fresh flooring throughout. The primary bedroom boasts closet organizers and a rare updated 4-piece ensuite—a great find in this price range. Two more large bedrooms and another updated 4-piece bath complete the main floor. The new kitchen stands out with its stylish colour palette, quartz countertops, stainless steel appliances, ample storage, and a unique breakfast nook. The lower level offers excellent potential, with a nearly private entrance—ideal for creative investment strategies. You™ also find two additional bedrooms, a brand-new full bathroom, and upgraded mechanicals, including a new furnace, new hot water tank, and new sump pump for peace of mind. The backyard connects directly to the park, providing privacy and a natural extension of outdoor play space. Quick possession available—book your private showing today!



Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247953    |
| Price          | \$450,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,163       |
| Acres          | 0.09        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                |
|-------------|----------------|
| Address     | 90 Elk Hill Se |
| Subdivision | Edgewater      |
| City        | Airdrie        |
| County      | Airdrie        |
| Province    | Alberta        |
| Postal Code | T4B1Y6         |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings      |
| Heating           | Forced Air                                                                     |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
|-------------------|--------------------------|

|                 |                                                                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Street Lighting |
| Roof            | Asphalt Shingle                                                                                                                                                                       |
| Construction    | Composite Siding, Wood Frame                                                                                                                                                          |
| Foundation      | Poured Concrete                                                                                                                                                                       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 8                 |
| Zoning         | (DC-16-A)         |

### **Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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