

# \$475,000 - 39 Elk Hill Se, Airdrie

MLS® #A2242093

**\$475,000**

3 Bedroom, 1.00 Bathroom, 1,010 sqft  
Residential on 0.09 Acres

Edgewater, Airdrie, Alberta

\*\*\* OPEN HOUSE SUNDAY JULY 27 FROM 1PM TO 4PM\*\*\* Welcome to 39 Elk Hill, a charming 3-bedroom, 1-bathroom bungalow nestled in a quiet, family-friendly neighborhood of Airdrie. This well-maintained home features a bright, open-concept layout where the kitchen flows effortlessly into the spacious living room—perfect for everyday living and entertaining. A double detached garage provides ample parking and storage, while the private backyard backs directly onto green space and a park, offering a peaceful and picturesque setting ideal for families and outdoor enthusiasts. The undeveloped basement is awaiting your future design.

Located in a highly walkable area, this home offers easy access to a wide range of amenities. Just minutes away, you'll find shopping and dining options at Towerlane Mall, downtown Airdrie, and Sierra Springs Shopping Centre, with grocery stores, restaurants, and everyday essentials close at hand. Families will appreciate the nearby schools and Nose Creek Park is just across the street. The Airdrie Community Health Centre is also nearby, providing convenient access to medical services.

For recreation and entertainment, residents can enjoy local parks like Ridgeway Playground and Monklands Fields. With a perfect blend of comfort, convenience, and community, 39 Elk Hill is a wonderful place to



call home. Schedule your showing today and discover everything this inviting property has to offer.

Built in 1981

**Essential Information**

MLS® #	A2242093
Price	\$475,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,010
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	39 Elk Hill Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1Z1

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Garage Faces Front
# of Garages	2

**Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	2
Zoning	DC-16-A

### 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.