

\$425,000 - 47 Elk Hill Se, Airdrie

MLS® #A2262503

\$425,000

4 Bedroom, 2.00 Bathroom, 1,328 sqft

Residential on 0.09 Acres

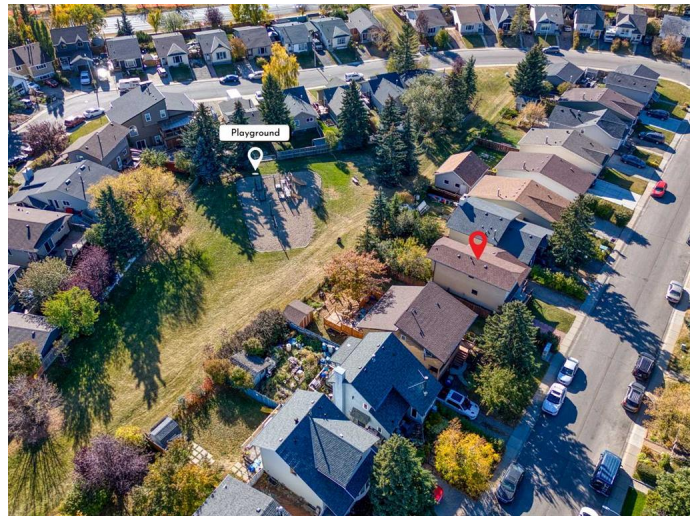
Edgewater, Airdrie, Alberta

Welcome to 47 Elk Hill SE — where warmth, community, and comfort come together.

This 4-bedroom gem is tucked away on a quiet, family-friendly street in one of Airdrie's most walkable areas. Backing onto a peaceful green space with a small neighbourhood park, it's the kind of spot that feels like a hidden sanctuary — where the kids can safely play out back, neighbours wave on evening walks, and the soft rustle of mature trees reminds you that you've found something special.

Just steps away, Nose Creek Regional Park stretches out with over twenty acres of trails, picnic areas, and open space to explore. In winter, it transforms with maintained skating areas, snow-dusted walking paths, and nearby sledding hills — a true four-season escape for families, pets, and anyone who loves the outdoors.

Inside, this home carries a rare sense of care and continuity — lovingly maintained by its original owners and thoughtfully updated over time. The maple hardwood floors (installed around 2011) set a warm, inviting tone throughout the main level, while both bathrooms were tastefully renovated in 2018, the stucco exterior was redone in 2019, and the front deck rebuilt just a few years ago — perfect for your morning coffee. Windows and doors were updated in the mid-2000s, the roof



replaced within the last decade, and a new electrical sub-panel was added this year. The appliances, including the fridge, dishwasher, washer, and dryer, have all been replaced in recent years as well.

Inside and youâ€™ll find a layout that truly works for family life. The main level features a bright living and dining area overlooking the park, a functional kitchen with loads of storage, and a large walk-in pantry and laundry room combo just off the kitchen â€” a feature thatâ€™s as practical as it is rare. From there, a bonus room connects back to the entryway, offering the perfect spot for a home office, playroom, or creative space.

Upstairs, youâ€™ll find two spacious bedrooms and a 4-piece bathroom, both bedrooms comfortably sized and full of natural light. Downstairs, the basement adds incredible versatility with two additional bedrooms, one of which includes a hidden rough-in for a future bathroom, plus a large family room ideal for movie nights or a kidsâ€™ hangout zone.

As the colder months roll in, this home truly shines. Its solid, well-insulated design helps keep it warm and efficient through winter, naturally retaining heat and creating a cozy, inviting atmosphere. Picture quiet evenings watching the snowfall over the park, weekend skates at Nose Creek, and the simple joy of a home thatâ€™s ready for comfort.

Life here comes with convenience built in. Schools for every age are within walking distance, groceries and cafÃ©s are just a short stroll away, and Airdrieâ€™s Main Street is close enough to enjoy the local buzz without ever disturbing your peace. Commuting is also a breeze with quick access to major routes â€” This Home Is the perfect place to grow, to

settle, and to belong.

Built in 1981

Essential Information

MLS® #	A2262503
Price	\$425,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,328
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	47 Elk Hill Se
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 1Z1

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Bathroom Rough-in, Built-in Features
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Many Trees, No Neighbours Behind, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 14th, 2025
Days on Market	3
Zoning	DC-16-A

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.