

# \$538,700 - 906 Allen Street, Airdrie

MLS® #A2205509

## \$538,700

4 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.17 Acres

Edgewater, Airdrie, Alberta

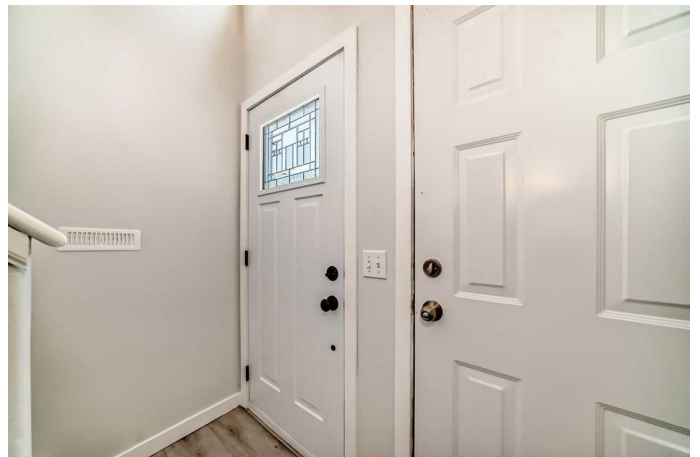
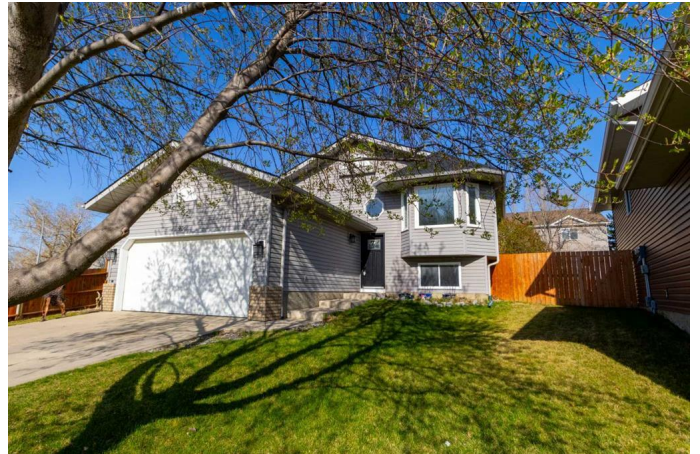
Charming Family Bi-Level in the Heart of Edgewater – 906 Allen Street, Airdrie

Welcome to 906 Allen Street – a beautifully maintained 4-bedroom, 2-bathroom bi-level home located in the desirable, mature community of Edgewater. With 1,065 sq ft of thoughtfully designed living space and a finished basement, this home is perfect for growing families seeking space, convenience, and comfort.

Step inside to find luxury vinyl plank flooring throughout the main level, offering both style and durability. The sunlit living areas are filled with natural light, and the kitchen features classic oak cabinetry, plenty of storage, and a layout that makes everyday family living easy. You'll also appreciate generously sized bedrooms and ample storage throughout the home – perfect for keeping everything organized.

Downstairs, the cozy finished basement with a fireplace provides a perfect retreat for family movie nights, a games room, or a kids'™ play area.

Set on a quiet pie-shaped lot with green space beside, the fully fenced backyard is ideal for children and pets – with a separate dog run included! The EuroShield roofing adds peace of mind, designed to handle Alberta's™ ever-changing weather for years to come.



Location is everythingâ€”and this one is hard to beat. Right across the street from a school, steps from shopping, and with quick access to Deerfoot Trail, this home keeps your family close to everything they need.

Donâ€™t miss your chance to settle into one of Airdrieâ€™s most established neighborhoods. Quick possession availableâ€”move in and start making memories!

Built in 1993

**Essential Information**

MLS® #	A2205509
Price	\$538,700
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.17
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	906 Allen Street
Subdivision	Edgewater
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2B1

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), Pantry, Storage  
Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Range  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Fire Pit, Storage, Dog Run  
Lot Description Back Yard, Front Yard, Dog Run Fenced In, Pie Shaped Lot  
Roof Rubber  
Construction Vinyl Siding, Wood Frame, Brick  
Foundation Poured Concrete

### Additional Information

Date Listed April 26th, 2025  
Days on Market 6  
Zoning DC-16-A

### Listing Details

Listing Office Stonemere Real Estate Solutions

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