

# \$569,000 - 906 Channelside Road Sw, Airdrie

MLS® #A2209937

**\$569,000**

4 Bedroom, 4.00 Bathroom, 1,468 sqft

Residential on 0.10 Acres

Canals, Airdrie, Alberta

4 BEDROOM, 4 BATHROOM Home with FULLY FINISHED BASEMENT! Welcome to this open concept floor plan that includes a classic white kitchen with a butcher block island, plenty of storage and an abundance of light. Main floor has stainless steel appliances, a walk thru pantry and a great sized family area with fireplace. Upstairs you'll find 3 bedrooms including the generous sized Primary bedroom with plenty of closet space (his and hers) and a 4 piece ensuite. The laundry is also conveniently located upstairs. In the backyard you will find a large COMPOSITE DECK with a gas line for BBQ. The basement is complete with a family room, the 4th bedroom and a full bath. This home is a must see with a DOUBLE GARAGE, CENTRAL VAC, WATER SOFTENER AND HUMIDIFIER included. Close to schools, playgrounds, shopping, THE BEAUTIFUL CANALS and everything else Airdrie has to offer.

Built in 2005

## Essential Information

MLS® #	A2209937
Price	\$569,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,468
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	906 Channelside Road Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Garden, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	32
Zoning	R1

## Listing Details

Listing Office	Colpitts Realty Ltd.
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