

\$560,000 - 906 Channelside Road Sw, Airdrie

MLS® #A2209937

\$560,000

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 | \$560,000 |
| 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), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Garburator |
| 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 | 67 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Colpitts Realty Ltd. |
|----------------|----------------------|

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