

# \$379,000 - 5, 567 Edmonton Trail Ne, Airdrie

MLS® #A2200745

**\$379,000**

2 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0.06 Acres

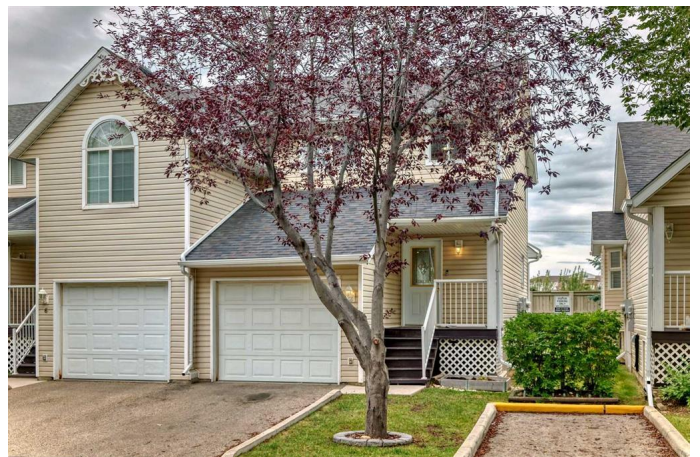
Edmonton Trail, Airdrie, Alberta

NEW HOT WATER TANK. 2-storey townhome in a great community! Featuring OVER 1100 SQ FT OF LIVING SPACE, this RENOVATED townhome is ready to move in! The main floor features the living room, a bright kitchen with eating area and a bonus space. There is also a deck off the living room. The upper level features two bedrooms, each with a walk-in closet and a 4-pc bathroom. The partially developed basement features a laundry room and dry walled spaces for a family room, an additional bedroom, and rough-in available for an additional bathroom. This home is complete with a SINGLE-ATTACHED & FULLY DRYWALLED GARAGE. This quiet complex is in a great location close to schools, shopping and the QE2. Don't miss out on this opportunity!

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200745  |
| Price          | \$379,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,132     |
| Acres          | 0.06      |
| Year Built     | 1998      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 5, 567 Edmonton Trail Ne |
| Subdivision | Edmonton Trail           |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 2L4                  |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Single Garage Attached, See Remarks |
| # of Garages   | 1                                   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Standard  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                                |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Cul-De-Sac    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 32               |
| Zoning         | R2-T             |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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