

# \$366,900 - 12, 567 Edmonton Trail Ne, Airdrie

MLS® #A2259262

**\$366,900**

3 Bedroom, 1.00 Bathroom, 1,208 sqft

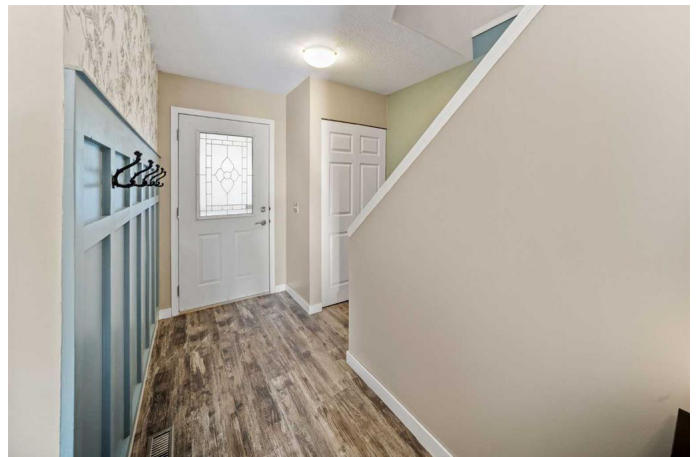
Residential on 0.07 Acres

Edmonton Trail, Airdrie, Alberta

\*Open House Saturday October 4 12-3 pm\*

It's rare to find a home this spectacular in today's market. Lovingly upgraded and meticulously maintained, this 3-bedroom end-unit townhome sits on a private corner lot in a quiet, well-managed condominium community. You'll enjoy peace and privacy, with schools, major amenities, and quick access to the QE2 just minutes away. The main floor is smartly designed for functionality and flow, keeping the living room separate from the kitchen, perfect for entertaining guests or enjoying quiet evenings. Large corner windows allow natural light to pour in throughout the day. The kitchen has been updated with modern finishes and appliances. Upstairs, you'll find two spacious bedrooms, a full 4-piece bathroom, and a quiet reading nook. The standout feature is the primary bedroom, offering 13-foot ceilings and a true sense of retreat. An unfinished basement includes a rough-in for a bathroom and offers endless potential for additional living space. A large single attached garage provides plenty of room for parking and storage. Updates include NEW hot water tank (2025) NEW stove (2025) Dishwasher (2024) NEW garage door spring and seals (2025) NEW Low-E Windows upstairs. This home combines comfort, convenience, and value in one of Airdrie's most accessible locations.

Built in 1997



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259262               |
| Price          | \$366,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,208                  |
| Acres          | 0.07                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 12, 567 Edmonton Trail Ne |
| Subdivision | Edmonton Trail            |
| City        | Airdrie                   |
| County      | Airdrie                   |
| Province    | Alberta                   |
| Postal Code | T3M 2E1                   |

## Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | None                                      |
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Landscaped, Treed        |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 24                   |
| Zoning         | R2-T                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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