

\$374,999 - 12, 567 Edmonton Trail Ne, Airdrie

MLS® #A2259262

\$374,999

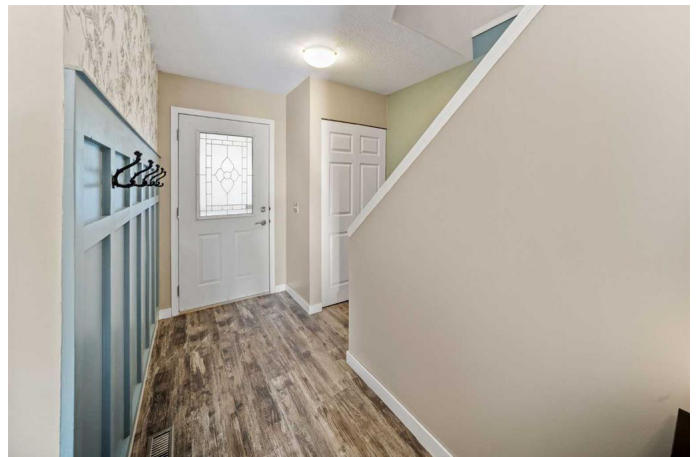
3 Bedroom, 1.00 Bathroom, 1,208 sqft
Residential on 0.07 Acres

Edmonton Trail, Airdrie, Alberta

Open House Sunday October 5 2-4 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	\$374,999
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
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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	8
Zoning	R2-T

Listing Details

Listing Office	Real Broker
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