

5, 567 Edmonton Trail NE  
Airdrie, Alberta

MLS # A2200745



**\$379,000**

<b>Division:</b>	Edmonton Trail		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

**Heating:** Standard

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 371

**Basement:** Full, Partially Finished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R2-T

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** N/A

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!