

\$350,000 - 34, 567 Edmonton Trail Ne, Airdrie

MLS® #A2107278

\$350,000

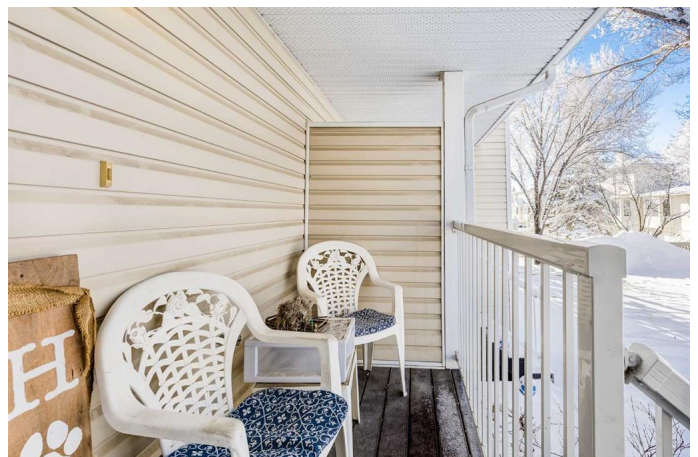
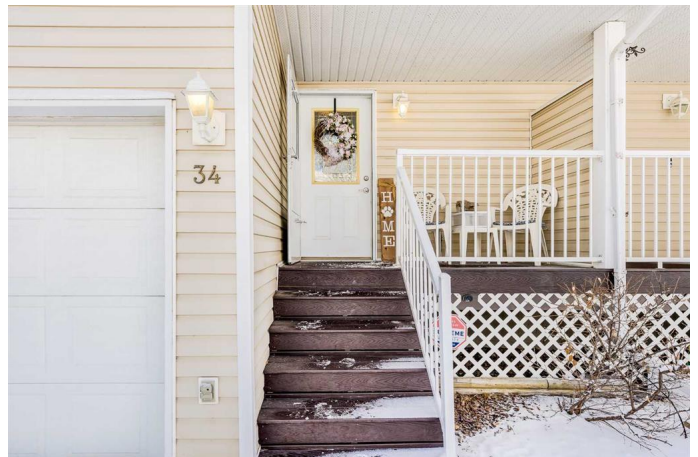
3 Bedroom, 2.00 Bathroom, 1,346 sqft

Residential on 0.06 Acres

Jensen, Airdrie, Alberta

OPEN HOUSE Saturday Feb 17th 2-4pm!

Here is an affordable 3-bedroom home impeccably maintained in a great location! We have a 1346 square foot (above grade) home in the charming condominium complex called Parkview Terrace with three bedrooms, one and a half bathrooms, and a single attached garage. You couldn't ask for a better location! This unit backs onto a serene green strip with several grown trees, which you can enjoy from the low-maintenance deck. It's also a short drive to the highway, and you don't have to fight the traffic on Yankee Boulevard. Now let's talk more about the home. In addition to the single attached garage, you also have a driveway (and plenty of guest parking nearby). The main entrance is enhanced with a cute, two-seater front porch, perfect for catching the evening Sun. Inside, you'll discover beautiful, recently refinished hardwood floors encompassing the entire main floor. A relaxing living room features a functional corner fireplace and lots of space for your furniture. The adjacent kitchen has loads of cabinets and counter space with soft white appliances and is a great space for your culinary creations, which you can serve to your guests in the breakfast nook. A 2-piece powder room completes this level. From the stairs upwards, you will see clean linoleum floors. On the second floor, there are three generous-sized bedrooms, including the primary bedroom with a walk-through closet leading to the full bathroom. There's also



a flexible space for your home office or crafts!
The unspoiled basement can become an amazing space for an additional bathroom and a secondary living area or 4th bedroom.

Built in 1997

Essential Information

MLS® #	A2107278
Price	\$350,000
Sold Price	\$372,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,346
Acres	0.06
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	34, 567 Edmonton Trail Ne
Subdivision	Jensen
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L4

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Bathroom Rough-in, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 29th, 2024
Days on Market	14
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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