



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**567 EDMONTON Trail #42, Airdrie T4B 2L4**

MLS®#: **A2169851**      Area: **Edmonton Trail**      Listing Date: **10/02/24**      List Price: **\$419,500**  
 Status: **Active**      County: **Airdrie**      Change: **-\$400, 01-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **1997**  
Lot Information  
 Lot Sz Ar: **2,399 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,321**  
 Low Sqft:  
 Ttl Sqft: **1,321**

DOM

**80**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Treed**  
 Park Feat: **Off Street,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 2`10"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`8" x 7`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`4" x 5`2"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 9`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 11`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 7`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 11`5"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`9" x 3`8"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>9`9" x 5`9"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 9`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 10`10"</b>	<b>Game Room</b>	<b>Basement</b>	<b>9`8" x 7`9"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`11" x 4`10"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 10`5"</b>

<b>Other</b>	<b>Basement</b>	<b>8`9" x 7`1"</b>	Legal/Tax/Financial
Condo Fee: <b>\$337</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R2-T</b>
Legal Desc:	<b>9712080</b>	Remarks	
Pub Rmks:	<b>Parkview Terrace is a quiet complex with easy access to QE2, the Tri - School area (K-12), downtown Airdrie, Town &amp; Country Centre, and all the many shopping amenities. This well maintained home boasts 3 + 1 bedrooms, 2 1/2 bathrooms. The master suite has a huge walk-in closet, a flex room beside it and 2 good size bedrooms. Main level with the kitchen &amp; dining room has a nice view of the open green space accessed by the sliding patio doors. This unit has been upgraded extensively (Fixtures, countertops, plug outlets, lighting switches, flooring, paint, carpet). Fully finished basement with bedroom, laundry and a 3 piece bathroom, makes this a great starter home or investment..... just move in &amp; enjoy! QUICK POSSESSION POSSIBLE !!</b>		
Inclusions: Property Listed By:	<b>NA CIR Realty</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















