

# **\$375,000 - 24, 567 Edmonton Trail Ne, Airdrie**

MLS® #A2222479

## **\$375,000**

3 Bedroom, 2.00 Bathroom, 1,230 sqft  
Residential on 0.05 Acres

Jensen, Airdrie, Alberta

\*\*\*OPEN HOUSE SAT JUNE 7,  
11:30AM-1:30PM\*\*\*Discover an exceptional opportunity to own this beautifully updated 3 bedroom, 1.5 bath townhome with a single attached garage nestled in the heart of Jensen, Airdrie. Thoughtfully maintained and move-in ready, this home has seen numerous recent upgrades, creating a modern and welcoming living environment. The kitchen shines with its newer stainless steel fridge, stove, and microwave hood fan, complemented by under-cabinet lighting and a stylish, contemporary color palette—perfect for both everyday cooking and entertaining. Freshly updated with new paint throughout (2025), new hot water tank (2024), newer carpet, and lighting fixtures. The interior provides a bright, contemporary feel, further enhanced by the abundance of natural light streaming into your spacious living room through large west-facing windows and patio doors. Step out onto the low-maintenance composite deck and enjoy your outdoor green space with ease and comfort. Upstairs, you'll find three generously sized bedrooms, a full 4-piece bathroom, and a cozy den/flex area—ideal for reading, studying, or relaxing. The basement includes your laundry area, a framed room with rough-in plumbing for a future bathroom, offering a great opportunity to customize and expand your living space. The garage features painted acrylic floors and is completely insulated and drywalled - perfect for secure parking and additional storage.



Enjoy easy access to parks, schools (Ecole Edwards, Ecole Airdrie Middle, and George McDougall High School just steps away), shopping, and more—all while retreating to the comfort of your private sanctuary. Don't miss your chance to call this beautiful home yours! Book your showing today with your favorite agent!

Built in 1998

### Essential Information

MLS® #	A2222479
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.05
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	24, 567 Edmonton Trail Ne
Subdivision	Jensen
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L4

### Amenities

Parking Spaces	2
Parking	Driveway, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Laminate Countertops
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Range Hood, Fan, Washer, Window Coverings
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Low Maintenance
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	48
Zoning	R2-T

**Listing Details**

Listing Office	The Real Estate District
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