



GRASSROOTS
REALTY GROUP

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9, 567 Edmonton Trail NE
Airdrie, Alberta

MLS # A2256383



\$399,900

Division:	Edmonton Trail		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Quartz Counters, Storage, Vinyl Windows		

Inclusions: n/a

Truly a chef's delight! Featuring sleek quartz countertops, gleaming white cabinetry, and an eat-up breakfast bar perfect for family gatherings. Open concept is seamless to the living room, with plenty of room for relaxing. As an end unit, you'll enjoy extra windows that flood the home with natural light. Entry way hosts the convenient half bath plus linen closet, and a jacket closet. Built in desk for your home office, at the top of the stairs. 2 spare bedrooms upstairs, one with extra high ceiling and would make a great bonus room! Primary bedroom is great size, with a double closet. The updated full bathroom boasts double sinks, dual mirrors, and modern finishes. Luxury vinyl plank throughout this home, and NO CARPET, for those with allergies. Versatile Rec room is a great size, or could be converted to another bedroom, if you need. Good sized windows in the lower level allow a ton of natural light in. 3 pce bath with your stand up shower. Plus, there's ample storage to keep everything organized. Custom window shutters on windows in this home. Single attached garage, plus parking pad out front. Visitor parking is conveniently located just steps away. Front and back deck are maintenance free for easy outdoor living.