



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**45, 567 Edmonton Trail NE
Airdrie, Alberta**

MLS # A2309650



\$354,900

Division:	Edmonton Trail		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 372
LLD:	-
Zoning:	R2-T
Utilities:	-

Inclusions: Window Coverings, Awning on Back Deck

Welcome to your new home in the desirable complex of Parkview Terrace — where comfort, functionality, and location come together perfectly! Featuring three bedrooms and a single attached garage, this home offers everything you need for modern living. The main floor welcomes you with a bright open-concept layout designed for both everyday living and entertaining. The spacious kitchen flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. Just off the dining room, step onto your sunny west-facing patio — complete with permanent decking and a shade awning — the perfect space to enjoy morning coffee, or relaxing evenings outdoors. Upstairs, you’ll find three generously sized bedrooms, including a versatile room ideal as a bonus space, playroom, or second living area. The large primary bedroom features a walk-through closet with ample storage and convenient access to the well-appointed 4-piece bathroom. This level also includes a cozy office nook, perfectly suited for a home office, homework station, or creative workspace. The unfinished basement, complete with two windows, offers endless development possibilities — whether you envision a family room, gym, additional bedroom, or recreation space. The laundry area is conveniently located here, with a recently serviced washer and dryer for added peace of mind. The single attached garage (11’ x 18’) accommodates a larger vehicle and includes built-in ceiling storage for maximum organization. Additional driveway parking plus nearby visitor and street parking make hosting friends and family effortless. Recently the lighting and address numbers have been upgraded in the complex to give a modern urban feel. Ideally located close to shopping, entertainment, parks, and within walking distance of the

highly sought-after tri-school area, this home delivers exceptional value in a family-friendly setting. Don't miss your opportunity to make Parkview Terrace home!