



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 RIDGEGATE Way, Airdrie T4B 1B1**

MLS® #: **A2101995**

Area: **Ridgeway**

Listing Date: **01/16/24**

List Price: **\$459,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,087**

Low Sqft:

Ttl Sqft: **1,087**

Lot Information

Lot Sz Ar: **4,999 sqft**

Lot Shape:

DOM

**114**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,Landscaped,Treed**  
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Stucco**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`1" x 10`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`10"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 8`2"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**R1**

**7911057**

Remarks

Pub Rmks:

**Great Location close to everything. Quiet street across from green space. Golf course and Play ground close by. Schools are within a short walking distance. 1,100 sq. ft. bungalow appears to be in good condition. No access available to house at this time (Civil Enforcement sale). A previous listing states 3 bedrooms up, one more in fully finished lower. Eat-in kitchen has a bay window. A large living room with Fireplace the primary suite has a 3 piece en-suite. House has a South facing exposure on a 50' by 100' lot with mature trees. No sign on property at this time. WE DO NOT have access to the house yet. Unconditional offers without viewing are welcomed. Room sizes taken from previous listing.**

Inclusions:

**N/A**

Property Listed By:

**First Place Realty**

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

