



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3025 KEY Drive, Airdrie T4B3N8**

MLS® #: **A2104474**

Area: **NONE**

Listing Date: **01/30/24**

List Price: **\$629,900**

Status: **Active**

County: **Airdrie**

Change: **+\$30k, 17-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,522**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,522**

Lot Information

Lot Sz Ar:

**2,959 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Single Garage Attached**

DOM

**110**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Wood Frame**

Flooring:

**Carpet,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Refrigerator**

Int Feat:

**Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**

Utilities:

Room Information

Room

**Bedroom - Primary**

**Bedroom**

**3pc Ensuite bath**

Level

**Second**

**Second**

**Second**

Dimensions

**16`4" x 13`4"**

**11`0" x 9`11"**

**9`0" x 5`0"**

Room

**Bedroom**

**4pc Bathroom**

**2pc Bathroom**

Level

**Second**

**Second**

**Main**

Dimensions

**11`0" x 9`0"**

**8`5" x 5`0"**

**5`10" x 4`6"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2312456**

Zoning:

**R-1**

# Remarks

Pub Rmks:	<b>Welcome to the brand new community of Key Ranch! This amazing Semi-Detached Front-Drive Garage Duplex is great as a first home for a family or a young couple. This 3-bedroom, 2.5-bathroom, over 1500 square foot home features laundry on the upper floor, with the primary bedroom having a walk-in closet and ensuite. The main level features a front porch entrance, a half-bathroom, a walk-in pantry in the kitchen, a family room and cozy nook. Possession will be Summer of 2024. Call to book your private showing today!</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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

