



THE
A-TEAM

**RE/MAX
FIRST**

422 WILLIAMSTOWN Green, Airdrie T4B0T2

MLS®#: **A2118927**

Area: **Williamstown**

Listing Date: **04/05/24**

List Price: **\$660,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$20k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **2,141**

Low Sqft:

Ttl Sqft: **2,141**

Lot Information

Lot Sz Ar: **3,889 sqft**

Lot Shape:

DOM

44

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Irregular Lot

Double Garage Attached,Driveway,Front Drive,Garage Door Opener

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction:
See Remarks,Vinyl Siding
Flooring:
Carpet,Hardwood,Tile,Vinyl
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Humidifier,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Second	12`3" x 9`6"
2pc Bathroom	Main	4`5" x 4`8"
Bedroom - Primary	Second	14`11" x 12`3"
Bonus Room	Second	17`5" x 14`11"
Bedroom	Second	13`6" x 9`10"
Laundry	Second	7`1" x 5`10"
Pantry	Main	7`0" x 5`10"
Living Room	Main	15`5" x 13`11"

Room	Level	Dimensions
3pc Bathroom	Second	9`8" x 7`1"
3pc Bathroom	Basement	8`9" x 6`2"
Walk-In Closet	Second	9`7" x 4`6"
Bedroom	Second	9`10" x 9`8"
Walk-In Closet	Second	9`7" x 4`6"
Kitchen	Main	11`3" x 10`10"
Dining Room	Main	10`11" x 9`5"
Office	Main	10`1" x 9`7"

Mud Room	Main	7`5" x 7`1"	Entrance	Main	9`2" x 6`3"
Bedroom	Basement	11`0" x 9`0"	Living Room	Basement	13`10" x 12`11"
Bedroom	Basement	15`11" x 10`5"	Furnace/Utility Room	Basement	15`3" x 10`6"
Legal/Tax/Financial					

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0912340
Remarks	

Pub Rmks:	<p>Welcome to your new home in the heart of Williamstown, Airdrie. This charming two-storey house with a double attached garage is nestled in a family-friendly community, offering the perfect blend of comfort and convenience. This house is completely renovated with new carpets and fresh paint all over. This house is close to a green area, walking trail and a creek. This house has easy access to schools, public transit and shopping area. Step inside to discover a main floor designed for functionality and style. With a den/office, a half washroom, a mudroom, and a spacious living room seamlessly connected to the open-plan kitchen, this home is perfect for modern living. Enjoy plenty of natural light flooding through the big window and sliding door in the living room, facing south, creating a warm and inviting atmosphere throughout the day. This house has a total living space of over 2900 square feet including the newly developed basement. Enjoy plenty of natural light flooding through the big windows in the living room, facing south, creating a warm and inviting atmosphere throughout the day. Venture upstairs to find three spacious bedrooms, including a luxurious master bedroom with a washroom ensuite and a walk-in closet. This floor has a common washroom with laundry room. This floor has a bonus room separated with stairs from bedrooms area. The newly developed basement offers even more space with two additional bedrooms, a living room and a full washroom. Perfect for guests or a growing family. Outside, entertain or relax on the large deck in the backyard, perfect for summer BBQs or morning coffee. With its modern amenities, spacious layout, and prime location, this home is an absolute must-see for anyone seeking the perfect blend of style, functionality, and community living. Don't miss out the opportunity to make this house your forever home!"</p>
Inclusions:	Trampoline in backyard
Property Listed By:	Royal LePage METRO

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









