



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**149 WILLIAMSTOWN Park, Airdrie T4B 3Y8**

MLS® #: **A2119301**

Area: **Williamstown**

Listing Date: **04/03/24**

List Price: **\$699,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$40k, 01-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **3,638 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,513**  
Low Sqft:  
Ttl Sqft: **2,513**

DOM

**46**

Layout

Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Rectangular Lot**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`1" x 9`1"	2pc Bathroom	Main	5`0" x 5`1"
Mud Room	Main	6`0" x 8`1"	Pantry	Main	4`1" x 10`0"
Eat in Kitchen	Main	11`1" x 12`1"	Office	Main	5`0" x 5`1"
Living Room	Main	11`1" x 15`1"	Dining Room	Main	15`1" x 11`0"
5pc Ensuite bath	Second	8`1" x 13`1"	Bedroom - Primary	Second	13`1" x 13`1"
Walk-In Closet	Second	5`1" x 8`0"	Bedroom	Second	9`1" x 10`0"
Nook	Second	6`0" x 7`0"	Bedroom	Second	9`1" x 10`0"

**Laundry  
Bedroom**

**Second  
Second**

**5`1" x 8`1"  
9`1" x 10`1"**

**5pc Bathroom  
Family Room**  
Legal/Tax/Financial

**Second  
Second**

**4`1" x 12`1"  
13`0" x 17`1"**

Title:  
**Fee Simple**  
Legal Desc:

**1313461**

Zoning:  
**R1-U**

Remarks

Pub Rmks: **BACKING ON GREENSPACE! IMMACULATE HOME! This home has a total of 4 bedrooms, 2.5 bathrooms and over 2,500 SQFT above grade! The main floor has a traditional style layout, with a nice open kitchen with granite counter tops, stainless steel appliances, walkthrough pantry and tons of storage! The upper level has a large bonus room with vaulted ceilings, 4 good size bedrooms and 2 full bathrooms including a 5 pce master ensuite! Amazing location close to parks, schools, shops, and public transit. Call and schedule your appointment today.**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Real Estate (Central)**

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





















