



THE
A-TEAM

**RE/MAX
FIRST**

2001 LUXSTONE Boulevard #805, Airdrie T4B 2Y6

MLS®#: **A2126171**

Area: **Luxstone**

Listing Date: **04/25/24**

List Price: **\$395,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2003

Lot Information

Finished Floor Area

Lot Sz Ar:

1,173 sqft

Lot Shape:

Abv Sqft:

1,271

Low Sqft:

Ttl Sqft:

1,271

DOM

24

Layout

Beds:

3 (3)

Baths:

1.5 (1 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Corner Lot

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Gas Water Heater,Microwave Hood Fan,Washer

Int Feat:

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

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`11" x 13`0"
Kitchen	Main	12`0" x 11`6"
Bedroom	Second	9`11" x 9`1"
Game Room	Lower	26`7" x 16`3"
Storage	Lower	16`7" x 6`0"
2pc Bathroom	Main	5`1" x 4`10"

Room	Level	Dimensions
Dining Room	Main	13`4" x 9`11"
Bedroom - Primary	Second	11`10" x 8`10"
Bedroom	Second	13`5" x 11`8"
Furnace/Utility Room	Lower	16`5" x 7`0"
4pc Bathroom	Second	8`7" x 6`4"

Legal/Tax/Financial

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0411553**

Remarks

Pub Rmks: **This charming 3-bedroom home, fully renovated to contemporary standards, is a gem nestled within a well-run complex. Boasting a prime location close to amenities, it offers convenience and comfort for its occupants. With tenants already in place until May 2026, this property presents an enticing investment opportunity, providing a steady income stream while ensuring a hassle-free ownership experience. Whether you're seeking a lucrative addition to your investment portfolio or a cozy residence with the benefits of modern living, this home ticks all the boxes. This unit was renovated in 2022, new hot water tank was installed 2022 by current owners. Be sure to check out the VIRTUAL TOUR LINK for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.**

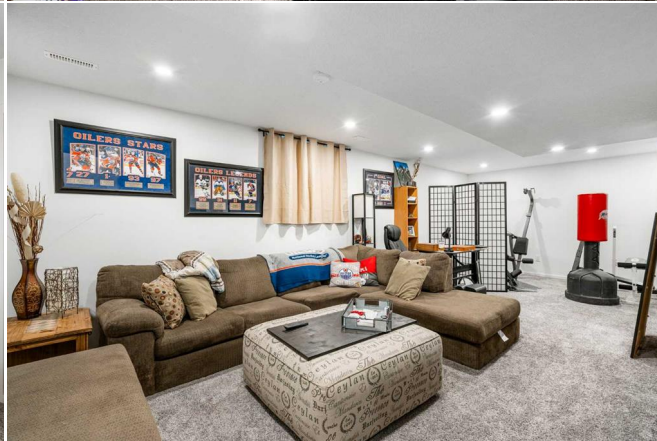
Inclusions:
Property Listed By: **NA
Real Estate Professionals Inc.**

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











805-2001 Luxstone Blvd SW, Airdrie, AB

Main Building: Total Exterior Area Above Grade: 1271.15 sq ft



Main Floor
Exterior Area 619.96 sq ft

2nd Floor
Exterior Area 512.19 sq ft

Basement (Below Grade)
Exterior Area 1139.00 sq ft

PREPARED: 2024/04/23

White regions are excluded from total floor area in OASIS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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Main Floor: Exterior Area 619.96 sq ft



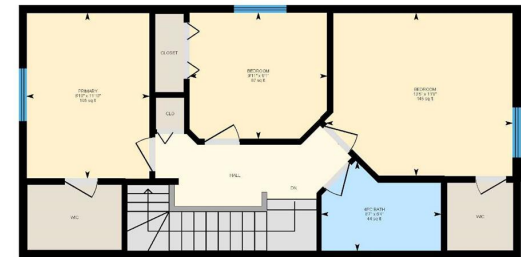
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2nd Floor: Exterior Area 512.19 sq ft



PREPARED: 2024/04/23

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Basement (Below Grade) Exterior Area 600.82 sq ft
Excluded Area 14.29 sq ft



0 2 4 8 ft

PREPARED 2024/04/03

White regions are excluded from total floor area in GMLDR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

