



THE
A-TEAM

**RE/MAX
FIRST**

620 LUXSTONE Landing #701, Airdrie T4B 0B6

MLS® #: **A2134896**

Area: **Luxstone**

Listing Date: **05/23/24**

List Price: **\$409,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **1,250**
Low Sqft:
Ttl Sqft: **1,250**

Lot Information

Lot Sz Ar: **1,440 sqft**
Lot Shape:

DOM

33
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot**
Park Feat: **Parking Pad,Single Garage Attached**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	6`8" x 9`5"
Kitchen	Main	11`0" x 9`6"
Entrance	Main	4`8" x 7`1"
Walk-In Closet	Upper	5`0" x 8`3"
Laundry	Upper	5`2" x 6`0"
Bedroom	Upper	12`0" x 11`8"
Other	Basement	17`1" x 20`1"

Room	Level	Dimensions
Living Room	Main	11`9" x 11`5"
2pc Bathroom	Main	3`4" x 6`7"
Bedroom	Upper	12`8" x 12`2"
4pc Ensuite bath	Upper	5`0" x 9`10"
4pc Ensuite bath	Upper	8`10" x 5`0"
Walk-In Closet	Upper	5`8" x 4`8"

Condo Fee:
\$312

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0715898**

Remarks

Pub Rmks: **GREAT OPPORTUNITY! BACK TO MARKET DUE TO BUYER FAILS TO SECURE MORTGAGE. This end-unit townhouse is the perfect home for your family. Located in a quiet and safe complex, just minutes to schools, parks, pathways, shopping and the highways. The house has been maintained in superb condition, with newer luxury vinyl floorings throughout (2022), hot water tank (2023). The open concept main floor welcomes you with tons of natural light, 9' ceilings with brand new vinyl floor throughout. A spacious kitchen with plenty of cabinets. Better yet, the living room steps right out to your porch and community playground. Two large Master suites upstairs, each with their OWN walk-in closets, Ensuite bathrooms and huge windows. Laundry with full size washer and dryer completes this floor. The 500sq ft unfinished basement awaits your creativity, or can be turned to your home gym as-is. Grab your realtor and book your viewing today! This property will not last long.**

Inclusions: **None**
Property Listed By: **Century 21 Argos Realty**

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









