



THE
A-TEAM

**RE/MAX
FIRST**

604 8 Street #3110, Airdrie T4B 2W4

MLS® #: **A2141912** Area: **Downtown** Listing Date: **06/18/24** List Price: **\$289,500**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **850 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **839**
 Low Sqft:
 Ttl Sqft: **839**

DOM

90
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**

Construction: **Stone, Vinyl Siding**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer**
 Int Feat: **Breakfast Bar, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`4" x 11`11"	4pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	10`5" x 11`5"	Kitchen	Main	9`9" x 10`8"
Living Room	Main	14`0" x 11`7"	Bedroom - Primary	Main	10`11" x 10`11"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$561** Title: **Fee Simple** Zoning: **DC-7**

Fee Freq:
Monthly

Legal Desc: **0212933**

Remarks

Pub Rmks: **INCOME PROPERTY! Well-positioned large 2 bedroom, 2 full bathroom condo unit on the scenic side of the building looking towards Iron Horse Park. This is the 3000 building at the back of the complex on the East side . The master bedroom includes a walk-through closet and private bath. Secondary bedroom is on the other side of the unit, providing optimal privacy with adjacent second full bathroom, perfect for family or guests.In-suite laundry included. Property includes secure, heated, one titled, oversized underground parking stall. Conveniently located within walking distance to Sobey's, restaurants, medical clinic, gym and downtown. Purchaser must assume Fixed term tenancy lease till June 30, 2025**

Inclusions: **Refrigerator, Stove-Electric, Dishwasher-Built-In, Washer, Dryer, Microwave**

Property Listed By: **RE/MAX First**

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