

304 MACKENZIE Way #8423, Airdrie T4B 3H7

MLS®#: **A2142579** Area: **Luxstone** Listing **06/18/24** List Price: **\$296,990**
 Status: **Pending** County: **Airdrie** Change: **-\$1,000, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2005** Abv Sqft: **840**
 Lot Information
 Lot Sz Ar: **850 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **840**

DOM

90
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Baseboard** **Composite Siding,Stone,Wood Frame**
 Sewer:
 Ext Feat: **Courtyard** Flooring:
Laminate,Vinyl Plank
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	9`11" x 9`0"	Dining Room	Main	8`4" x 7`6"
Living Room	Main	14`4" x 16`5"	Bedroom - Primary	Main	10`7" x 11`11"
Bedroom	Main	11`9" x 10`1"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: **\$687** Title: **Fee Simple** Zoning: **DC-7**
 Fee Freq:

Monthly

Legal Desc: 0511017

Remarks

Pub Rmks: **Welcome to Mackenzie Pointe! This building is in the beautiful community of Luxstone. This unit is on the top floor and is quiet and private!! Walk in to an extremely clean and well kept home. The owner has done an enormous amount of upgrades and the place is spotless. Light stained maple cabinets mixed with the white countertops and appliances really light up the unit. Equipped with 2 bedrooms and baths to enjoy the comfort of a quest room or perhaps a room mate. In suite laundry for convenience and in its own room with cabinets for extra storage. The Balcony is nicely enclosed by big stunning mature trees for privacy and shade. Led lights and ceiling fans in nearly every room and upgraded floor surrounds the unit. Enjoy your own titled and heated underground parking stall with storage lockers in the front of it. This Unit will not disappoint. Book your showing today!**

Inclusions: N/A
Property Listed By: RE/MAX Landan Real Estate

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







