



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**840 MIDTOWN Drive, Airdrie T4B5K9**

MLS® #: **A2149330**      Area: **Midtown**      Listing Date: **07/12/24**      List Price: **\$649,000**  
 Status: **Active**      County: **Airdrie**      Change: **-\$21k, 04-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,124 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,478**  
 Low Sqft:  
 Ttl Sqft: **1,478**

DOM

**66**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`1" x 15`10"	Kitchen	Main	13`1" x 11`6"
Dining Room	Main	15`2" x 9`5"	2pc Bathroom	Main	5`4" x 5`1"
Bedroom - Primary	Second	13`9" x 11`9"	4pc Bathroom	Second	9`11" x 5`0"
Bedroom	Second	9`4" x 11`3"	Bedroom	Second	9`11" x 10`8"
4pc Ensuite bath	Second	5`1" x 8`10"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310954**

Zoning:  
**R1-L**

Remarks

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Pub Rmks: **Welcome Home | Light & Bright | Brand New HOME with all the Warranties | 3 Bed & 2.5 Bath | North Backyard | Located on a quiet & central street in the community of Midtown! This 2 storey open concept laned home has a open floor plan with Neutral color palette with various built-in features all over the home. The main floor features open concept with lots of NATURAL light from the oversized windows. The upgraded kitchen includes modern cabinets, a large island, premium Quartz countertops, and stainless appliances. To complete the main floor, there's a dedicated dining area, a half bathroom & a Generous living room with a massive window. The second floor featuring 3 bedrooms, a Master bedroom with a 4-pc Bathroom and walking Closet, good size 2nd & 3rd bedroom with a 4-pc bathroom. Unfinished basement with rough-in for future development, with Separate side entrance. Good sized front Porch to set & enjoy the street views. The property is also steps away from walking & bike paths. Book a showing today. CHECK OUT THE VIRTUAL TOUR!**

Inclusions: **N/A**  
Property Listed By: **AMG Realty**

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