

403 MACKENZIE Way #9110, Airdrie T4B 0V7

MLS®#: **A2150452** Area: **Downtown** Listing Date: **07/17/24** List Price: **\$308,999**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **685 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **830**
 Low Sqft:
 Ttl Sqft: **830**

DOM

61
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: **Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 10`7"	Kitchen	Main	9`4" x 8`0"
Dining Room	Main	7`11" x 6`4"	Bedroom - Primary	Main	11`4" x 8`10"
Walk-In Closet	Main	4`11" x 4`0"	3pc Ensuite bath	Main	7`10" x 4`11"
Bedroom	Main	8`9" x 8`7"	Den	Main	10`4" x 9`8"
4pc Bathroom	Main	7`4" x 4`10"	Laundry	Main	3`2" x 3`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$509

Fee Simple

M3

Fee Freq:

Monthly

Legal Desc: 1510203

Remarks

Pub Rmks: **Back on the market due to financing. Welcome to your dream condo in the heart of downtown Airdrie! This stunning two-bedroom, two-bathroom unit features a versatile den, offering an ideal blend of comfort and style. The open floor plan creates a spacious and inviting atmosphere, perfect for entertaining or simply relaxing in your bright and airy living space. Natural light floods through large windows, highlighting the contemporary finishes and elegant design throughout. The well-appointed kitchen boasts modern appliances, ample counter space with stone, and sleek cabinetry, making it a chef's delight. Retreat to the serene primary bedroom complete with a private en-suite bathroom, while the second bedroom and additional full bathroom provide ample space for family or guests. The den offers a flexible space that can be used as a home office, study, or even a cozy reading nook. Step outside to your private patio, perfect for enjoying your morning coffee or unwinding after a long day. This outdoor space adds an extra layer of relaxation and entertainment options to your urban living experience. Conveniently located near Sobeys and a variety of shops and restaurants, you'll have everything you need right at your doorstep. Enjoy the vibrant downtown lifestyle with easy access to parks, recreational facilities, and excellent schools. This condo offers the perfect combination of urban living and suburban tranquility. Don't miss the opportunity to make this exceptional property your new home. Schedule a viewing today and experience the best of Airdrie living!**

Inclusions: **Shed and filing cabinet in the parking area**

Property Listed By: **The Real Estate District**

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







