



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #4119, Airdrie T4B 3V7

MLS®#: **A2154839**

Area: **Downtown**

Listing Date: **08/03/24**

List Price: **\$320,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **968**
Low Sqft:
Ttl Sqft: **968**

DOM

46
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Composite Siding,Stone,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Laminate,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 11`3"	Kitchen	Main	12`9" x 9`1"
Dining Room	Main	10`7" x 9`10"	Foyer	Main	6`0" x 4`11"
Den	Main	11`0" x 6`11"	Bedroom - Primary	Main	11`0" x 10`11"
Walk-In Closet	Main	7`2" x 3`11"	3pc Ensuite bath	Main	7`2" x 4`11"
Bedroom	Main	10`3" x 10`2"	Laundry	Main	8`9" x 4`1"
4pc Bathroom	Main	8`9" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$576

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M3

Legal Desc: **1313150**

Remarks

Pub Rmks: **Welcome Home to this great first time home buyer or down sizer property. This ground floor 2 bed, 2 bath unit has a wonderful patio to enjoy some outdoor space and a gate for quick access for guests. It includes in unit laundry and a generous layout to fit all your furniture, including a den for your office. Waking distance to all amenities makes this the perfect home. Welcome to Airdrie!**

Inclusions:
Property Listed By: **Storage Bureaus
eXp Realty**

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







