



THE
A-TEAM

**RE/MAX
FIRST**

506 WILLIAMSTOWN Green, Airdrie T4B 0T1

MLS®#: **A2155311** Area: **Williamstown** Listing Date: **08/05/24** List Price: **\$619,900**
 Status: **Active** County: **Airdrie** Change: **-\$9k, 16-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **3,907 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,001**
 Low Sqft:
 Ttl Sqft: **2,001**

DOM

45
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Few Trees,Front Yard,Lawn,Street Lighting,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Satellite TV Dish,Washer/Dryer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,Kitchen Island,Pantry,Storage,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`9" x 9`1"	2pc Bathroom	Main	5`1" x 5`4"
Breakfast Nook	Main	11`1" x 6`1"	Kitchen	Main	11`4" x 12`10"
Living Room	Main	14`8" x 12`10"	Mud Room	Main	9`2" x 7`6"
4pc Bathroom	Second	8`3" x 5`0"	4pc Ensuite bath	Second	9`9" x 9`3"

**Bedroom
Bonus Room**

**Second
Second**

**11`3" x 10`9"
17`10" x 17`10"**

**Bedroom
Bedroom - Primary**
Legal/Tax/Financial

**Second
Second**

**11`7" x 10`2"
13`3" x 16`6"**

Title:
Fee Simple
Legal Desc:

0912340

Zoning:
R1

Remarks

Pub Rmks:

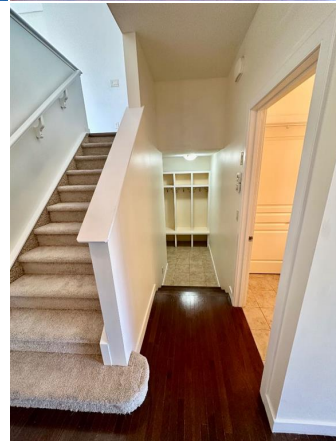
Looking for a quick possession home with great value? Check out this 3 bedroom, 2.5 bathroom home with over 2000 above grade sqft. This home is located on a quiet street in the wonderful community of Williamstown Airdrie, two houses a way from a cul-de-sac that wraps into a paved back lane. This home invites you into an amazing floor plan with 9 foot ceilings and hardwood flooring throughout the main floor. Large windows in the breakfast nook and great room that let in natural light into the main floor of the home. The kitchen comes equipped with appliances, granite counters and pantry for your storage needs.. The foyer from the kitchen leads into an almost fully enclosed room with a window that could be used as a dining room or flex room. An enclosed laundry room with washer and dryer can also be found on the main floor, along with a 2pc bathroom for your guess. Lots of extra storage can be found all over this home. Some of which are built-in shelves and hooks located in the mud room and 2 linen closets located on the upper floor. A set of stairs from the main level to the second level leads into a large open concept living room, and another set to the 3rd level where you will find 2 bedrooms and a 4 pc bathroom. The final destination of the foyer on the second floor will take you to a sizeable master bedroom with a walk-in closet and a 4pc en-suite. You'll likely find the yard and deck to be quite sizeable, with adequate space to fit your needs. Garage has wiring for 250 volts. This home is just walking distance from schools, shopping centre, Quest pre-school and many other amenities.

Inclusions:
Property Listed By:

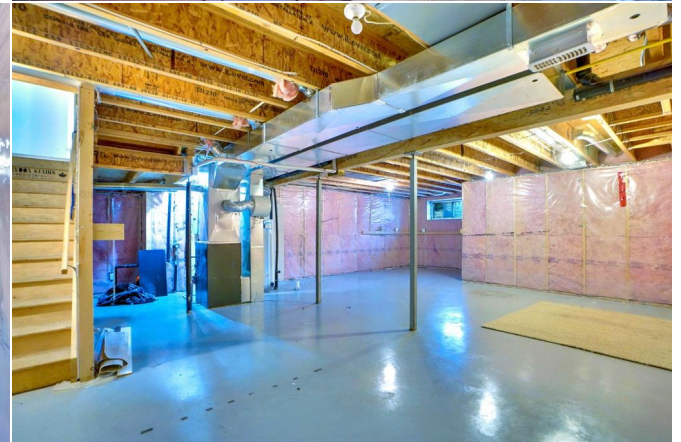
**N/A
Royal LePage Benchmark**

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









506 Williamstown Green NW, Airdrie, AB

Main Building Total Exterior Area Above Grade: 2007.67 sq ft



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification. PREPARED: 2024/06/04

