



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1001 8 Street #1104, Airdrie T4B 0W2**

MLS® #: **A2156093**

Area: **Williamstown**

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

List Price: **\$395,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$5k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2010**

Lot Information

Lot Sz Ar: **1,612 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Assigned,Stall**

DOM

**42**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,High Ceilings,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 4`9"	Living/Dining Room Combination	Main	13`7" x 15`8"
Kitchen	Main	7`10" x 15`8"	Pantry	Main	4`1" x 4`0"
2pc Bathroom	Main	5`9" x 5`0"	Dining Room	Main	8`3" x 7`11"
Balcony	Main	9`10" x 7`4"	Bedroom	Second	8`6" x 9`9"
Bedroom	Second	8`6" x 9`9"	4pc Ensuite bath	Second	7`10" x 6`0"
Bedroom - Primary	Second	11`3" x 12`2"	Walk-In Closet	Second	5`8" x 6`9"
Bedroom	Basement	8`0" x 9`6"	Furnace/Utility Room	Basement	17`3" x 5`5"

Family Room  
Laundry

Basement  
Basement

13`6" x 12`5"  
9`0" x 6`0"

3pc Bathroom

Basement

5`8" x 7`9"

Legal/Tax/Financial

Condo Fee:  
**\$275**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **1013311**

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this beautiful open-concept condo located in the desirable Trails of Williamstown. This clean and bright space is a nature lover's dream, situated just steps away from a stunning nature reserve and an extensive network of walking paths, perfect for those who love to explore the outdoors. Step inside to find a welcoming kitchen that is not only functional but also stylish, boasting a sleek granite breakfast bar, a convenient corner pantry, and plenty of space for a cozy kitchen table. Whether you're brewing your morning coffee or hosting a dinner party, this kitchen is sure to impress. From here, step out onto your private, south-facing back deck - a peaceful retreat where you can unwind, enjoy your favorite beverage, and watch the sunset paint the sky in vibrant hues. The spacious main living area features soaring 9-foot ceilings and beautiful laminate flooring, creating an airy ambiance that is both inviting and sophisticated. As you ascend to the upper level, you'll find a generously sized master bedroom complete with a walk-in closet and a cheater door leading to the main bathroom. Two additional fair-sized bedrooms, all adorned with laminate flooring, provide ample space for guests, a home office, or your growing family. The partially finished basement adds even more appeal, featuring laminate flooring (with permits on file) and a legal bedroom, making it an ideal space for guests or an older child seeking extra privacy. A large window invites natural light, enhancing the inviting atmosphere. A fully finished three-piece bathroom offers added convenience, while abundant storage space completes this functional area. All that's left to do is finish off the ceiling in the recreation and laundry room! This condo not only offers a fantastic living space but also the lifestyle you've been dreaming of. Don't miss out on this incredible opportunity to call the Trails of Williamstown home!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Real Estate (Central)**

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













