



THE
A-TEAM

**RE/MAX
FIRST**

1052 LANARK Boulevard, Airdrie T4A 3L6

MLS®#: **A2156865** Area: **Lanark** Listing Date: **08/11/24** List Price: **\$524,999**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2020**
Lot Information
 Lot Sz Ar: **2,199 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,138**
 Low Sqft:
 Ttl Sqft: **1,138**

DOM

38
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**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	3pc Bathroom	Second	4`11" x 8`4"
3pc Ensuite bath	Second	7`3" x 7`7"	Bedroom	Second	9`6" x 9`11"
Bedroom - Primary	Second	11`7" x 15`5"	Bedroom	Second	9`4" x 9`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R2-T**

Legal Desc: **1911964**

Remarks

Pub Rmks: **Here is a chance to snag one of those NO CONDO FEE townhomes in the serene community of Lanark. This home is complete with 3 bedrooms, upgraded bathrooms, 8 ft doors throughout the home, upgraded kitchen and a whole lot more. Cherry on top is the double detached garage and deck that have been added in the home with a dedicated and expansive backyard space. Just book the showing and come see for yourself, you wont regret it.**

Inclusions: **N/A**
Property Listed By: **First Place Realty**

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