



THE
A-TEAM

**RE/MAX
FIRST**

604 8 Street #4210, Airdrie T4B 2W4

MLS®#: **A2156939**

Area: **Luxstone**

Listing Date: **08/12/24**

List Price: **\$299,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 26-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2002**
Lot Information
Lot Sz Ar: **914 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **906**
Low Sqft:
Ttl Sqft: **906**

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 12`11"	Dining Room	Main	10`6" x 11`5"
Kitchen	Main	8`1" x 9`7"	Entrance	Main	4`4" x 8`4"
Bedroom - Primary	Main	10`2" x 9`11"	Bedroom	Main	10`2" x 9`10"
4pc Ensuite bath	Main	4`11" x 5`9"	4pc Bathroom	Main	8`7" x 11`4"
Laundry	Main	6`4" x 5`5"	Balcony	Main	11`3" x 8`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$629

Fee Simple

DC-7

Fee Freq:

Monthly

Legal Desc: **0214202**

Remarks

Pub Rmks: **Welcome to this beautifully designed 2 BEDROOM, 2 BATHROOM condo, where comfort meets convenience. The OPEN CONCEPT Living and Dining areas offer a bright, spacious environment perfect for both relaxing and entertaining. The MODERN KITCHEN is a highlight, featuring a BREAKFAST BAR, BRAND NEW STAINLESS STEEL appliances, and plenty of counter space for your culinary creations. The two Good Sized Bedrooms provide a peaceful retreat, with the Master Suite boasting a private EN-SUITE bathroom. You'll find ample storage throughout the unit, ensuring a tidy and organized living space. Step outside to enjoy the fresh air on your private balcony, perfect for sipping your morning coffee or unwinding after a long day. Adding to the convenience, this condo includes 2 TITLED Parking Stalls in a secure, heated underground garage—ideal for year-round comfort and ease. Situated in a PRIME LOCATION, you're just minutes away from shopping, dining, parks, and public transportation, making it easy to enjoy all the local amenities. Don't miss the chance to make this exceptional condo your new home! Call to book your showing today!!!**

Inclusions: **n/a**
Property Listed By: **Real Broker**

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