



THE
A-TEAM

**RE/MAX
FIRST**

1225 KINGS HEIGHTS Way #1204, Airdrie T4A 0M4

MLS® #: **A2156982** Area: **Kings Heights** Listing Date: **08/12/24** List Price: **\$380,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **1,349 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **832**
 Low Sqft:
 Ttl Sqft: **832**

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Low Maintenance Landscape, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Kitchen Island, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 10`5"	Living Room	Main	16`5" x 13`3"
Furnace/Utility Room	Main	3`5" x 3`5"	Bedroom - Primary	Main	9`6" x 10`7"
Bedroom	Main	11`11" x 9`1"	4pc Bathroom	Main	8`7" x 4`11"
Furnace/Utility Room	Lower	7`3" x 5`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$284

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: **1511389**

Remarks

Pub Rmks: **Welcome to this 2 Bedroom Townhome with HUGE 40 FOOT GARAGE! Visitor parking is conveniently close to your front entrance, just across the green space in the front of the home. As you enter you'll come to the wide open main living space and you'll notice the BRAND NEW FLOORING. The kitchen features a LARGE QUARTZ ISLAND and plenty of cabinet space. Moving down the hall you'll come to the 4 Piece Main Bathroom, and 2 good size bedrooms. BRAND NEW LAUNDRY MACHINES are conveniently located on the main level a well. Moving downstairs you'll find a LARGE STORAGE ROOM, and your MASSIVE DOUBLE TANDEM GARAGE, with extra width at the back end for storage. 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