

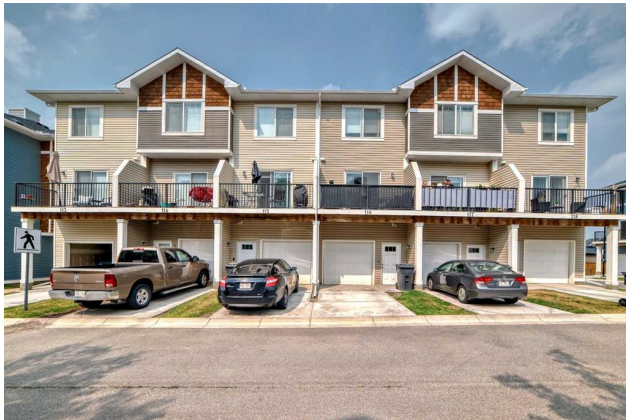


THE
A-TEAM

**RE/MAX
FIRST**

2802 KINGS HEIGHTS Gate #116, Airdrie T4A 0T3

MLS®#: **A2158264** Area: **Ravenswood** Listing Date: **08/15/24** List Price: **\$402,500**
 Status: **Active** County: **Airdrie** Change: **-\$16k, 07-Sep** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,343**
 Low Sqft:
 Ttl Sqft: **1,343**

DOM
34
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **3 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Landscaped**
 Park Feat: **Carport,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony,Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,Kitchen Island,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`9" x 9`2"	Den	Main	8`9" x 6`11"
2pc Bathroom	Main	3`6" x 4`11"	Mud Room	Main	7`7" x 3`11"
Furnace/Utility Room	Main	3`6" x 13`0"	Living Room	Second	13`4" x 12`0"
Dining Room	Second	9`7" x 11`0"	Kitchen	Second	12`5" x 13`4"
Balcony	Second	8`9" x 11`2"	Bedroom - Primary	Third	9`11" x 11`3"
3pc Bathroom	Third	6`4" x 8`2"	Laundry	Third	4`4" x 3`1"
Bedroom	Third	8`9" x 11`2"			

Condo Fee:
\$281

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **1413268**

Remarks

Pub Rmks: **Welcome home to this inviting two-bedroom townhome nestled in the desirable community of Ravenswood. This incredibly maintained gem offers a comfortable and stylish living experience with its thoughtful design and modern updates. The front courtyard area, NW facing, provides an excellent setting for outdoor entertaining. With ample room for a barbecue and a beautifully kept front yard, this space is ideal for hosting summer gatherings or simply relaxing outdoors. Once you enter the home you will be greeted with a standout feature of this townhome, the versatile den located downstairs. This additional room is perfect for a home office, a playroom, or a cozy reading nook, offering flexibility to suit your needs. Located directly next to the nook is your powder bathroom and single car garage. The single car garage is very spacious inside offering more room than average storage space. There is a separate entrance to the home on that side of the garage as well and a covered carport. Above your carport sits your cozy balcony on the second floor—perfect for unwinding with a book or enjoying a nice summer evening. The open floor plan creates a bright and airy atmosphere, while the fresh paint and brand-new kitchen light fixture add a contemporary touch to the space. The spacious primary bedroom comfortably fits an Alaskan king sized bed and gets great SE exposure. There is plenty of linen storage outside of the shared upstairs washroom. The 3 piece washroom has been very well maintained and is in great condition. Down the hall you will find conveniently placed stacked laundry. The second bedroom has recently been updated with a beautiful feature wall and has a great amount of closet space. This starter home is ready for its next owner. Featuring just over 1300 sqft of living space and having been cared for with attention to detail this property shows impressively. Call your favorite Realtor and book your showing today.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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