



THE
A-TEAM

**RE/MAX
FIRST**

210 BAYSIDE Point, Airdrie T4B 2X6

MLS®#: **A2161457**

Area: **Bayside**

Listing Date: **08/29/24**

List Price: **\$469,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,243**

Low Sqft:

Ttl Sqft: **1,243**

Lot Information

Lot Sz Ar: **1,384 sqft**

Lot Shape:

DOM

20

Layout

Beds: **3 (3)**

Baths: **3.0 (2 2)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Landscaped,See Remarks,Views**
Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Disposal,Dryer,Electric Range,Refrigerator,Washer**

Int Feat: **Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	16`6" x 10`10"
Bedroom	Second	11`7" x 9`5"
4pc Bathroom	Second	8`4" x 4`11"
2pc Bathroom	Basement	8`4" x 5`9"
Kitchen	Main	9`10" x 8`6"
Laundry	Basement	5`9" x 3`7"

Room	Level	Dimensions
Bedroom	Second	9`1" x 9`1"
4pc Ensuite bath	Second	8`5" x 5`9"
2pc Bathroom	Main	7`1" x 2`11"
Living Room	Main	18`11" x 12`8"
Family Room	Basement	18`3" x 17`3"

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-8

Legal Desc: **0715949**

Remarks

Pub Rmks: **Nestled in the family-friendly Bayside neighbourhood of Airdrie, this beautifully maintained 3-bedroom, 2 full and 2 half bathrooms townhouse offers 1,700 square feet of comfortable living space. The main floor welcomes you with a bright and inviting living area, perfect for gatherings or quiet relaxation. The spacious kitchen offers ample counter space and storage. Step out onto the balcony and take in the stunning views of the serene canal. Upstairs, the large master bedroom is a peaceful retreat featuring a 4-piece ensuite bathroom. Two additional bedrooms and another 4-piece bathroom provide plenty of space for family or guests. The walkout basement adds extra living space with a cozy family room, perfect for movie nights or a play area, along with a convenient half bath and laundry room. The landscaped backyard is perfect for outdoor activities. Located just a short walk from schools, shopping centres, and playgrounds, this home is perfectly situated for both convenience and comfort. Additional highlights include a brand-new hot water tank and an attached single garage for added convenience. Don't miss the chance to make this stunning Bayside townhouse yours!**

Inclusions: **none**
Property Listed By: **URBAN-REALTY.ca**

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