



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1001 8 Street #4402, Airdrie T4B 0W9**

MLS®#: **A2162061**

Area: **Williamstown**

Listing Date: **09/03/24**

List Price: **\$384,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Airdrie**

Year Built:

**2012**

Lot Information

Lot Sz Ar:

**1,608 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,189**

Low Sqft:

Ttl Sqft:

**1,189**

DOM

**15**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Landscaped Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**

Int Feat:

**Granite Counters,Pantry**

Utilities:

Room Information

Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>4`7" x 3`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 10`2"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`0" x 2`11"</b>
<b>Nook</b>	<b>Upper</b>	<b>2`7" x 2`6"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 7`10"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 14`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`2" x 12`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 8`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`11" x 11`5"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`8" x 6`9"</b>

Legal/Tax/Financial

Condo Fee:  
**\$253**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **1013311**

Remarks

Pub Rmks: **Welcome to your new home! This well maintained and charming two-story townhouse boasts not one, but two primary suites, both with en suites for your ultimate comfort. With 9-foot ceilings and an open concept living space, this home is perfect for entertaining or simply relaxing. The stainless steel appliances (brand new dishwasher), granite counters, laminate floors, and custom blinds are just some of the many features included. Step outside to your private deck, backing onto green space with south exposure, offering a peaceful retreat right in your backyard. Enjoy the convenience of nearby parks, pathways, and green spaces for all your outdoor activities, with easy access to Calgary. Low condo fees, well managed. There's also a building you can rent for large parties! Don't miss out on this gem!**

Inclusions:  
Property Listed By: **none**  
**RE/MAX House of Real Estate**

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