



THE
A-TEAM

**RE/MAX
FIRST**

4 KINGSLAND Close #1207, Airdrie T4B 0J3

MLS® #: **A2162078** Area: **Kings Heights** Listing Date: **09/05/24** List Price: **\$299,900**
 Status: **Pending** County: **Airdrie** Change: **-\$5k, 04-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **931 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **876**
 Low Sqft:
 Ttl Sqft: **876**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`5" x 11`5"	Living Room	Main	17`4" x 11`11"
Dining Room	Main	9`11" x 8`0"	Laundry	Main	6`2" x 3`4"
Bedroom - Primary	Main	11`0" x 10`7"	Bedroom	Main	14`5" x 9`11"
4pc Bathroom	Main	9`9" x 5`0"	4pc Ensuite bath	Main	7`8" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$489** Title: **Fee Simple** Zoning: **R4**

Fee Freq:
Monthly

Legal Desc: **0913816**

Remarks

Pub Rmks: ****FABULOUS FALL SPECIAL - YOUR DREAM HOME AWAITS!!** As you turn onto this quiet, TREE-LINED STREET, surrounded by LUSH GREENERY, you can't help but feel a spark of excitement. Approaching the CHARMING ENTRANCE, shaded by MATURE TREES, you smile—what a CLASSY spot! Step inside, and the EXCITEMENT builds as you take in the BRIGHT & INVITING KITCHEN, perfect for creating delicious meals while entertaining family and friends. To your right, a SPACIOUS, cozy living area awaits, offering the perfect place to unwind after a long day. Open the door to your first ****STUNNING COVERED BALCONY****, where you can already picture summer BBQs with friends. And guess what? There's a ****SECOND BALCONY**** — double the outdoor space for RELAXATION & ENTERTAINMENT! Your master retreat offers a PEACEFUL ESCAPE with its own PRIVATE BATH OASIS. With an additional bedroom and the CONVENIENCE of your own private laundry, this home has it all. This INCREDIBLE home could be yours for just \$15,724.75 down and \$1,709.41 per month (o.a.c.). Don't miss your chance to live in STYLE & COMFORT — act fast!**

Inclusions: N/A
Property Listed By: **eXp Realty**

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





