



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #8119, Airdrie T4B 3H7

MLS® #: **A2162165** Area: Listing **09/04/24** List Price: **\$284,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **850 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **845**
 Low Sqft:
 Ttl Sqft: **845**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Rubber** Construction: **Brick,Composite Siding**
 Heating: **Baseboard** Flooring: **Laminate,Vinyl Plank**
 Sewer:
 Ext Feat: **None** Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main		4pc Bathroom	Main	
Living Room	Main	11`10" x 14`1"	Kitchen With Eating Area	Main	9`6" x 11`2"
Dining Room	Main	8`6" x 8`6"	Bedroom - Primary	Main	12`2" x 11`6"
Bedroom	Main	11`10" x 11`2"			

Legal/Tax/Financial

Condo Fee: **\$687** Title: **Fee Simple** Zoning: **DC-7**
 Fee Freq:
Monthly

Legal Desc: **0511017**

Remarks

Pub Rmks: **A Quiet Jewel! Well-loved MAIN FLOOR condo in quiet area, that walks out to a peaceful green space with mature trees. Relax outside on your quiet patio as you smell the grass and view a touch of nature (instead of facing parking lots and noisy traffic). This quiet apartment, a true rarity in the city - is the best place to unwind and sleep well. Enjoy the beautiful new laminate flooring, soft paint colour and light maple cabinets that add to the peaceful ambiance. Two bedrooms and two full bathrooms situated on opposite sides of the living room maximize space and privacy. Master bedroom features a walk-through closet with ample space. Open concept kitchen has light maple cabinets and raised breakfast bar. The open concept dining and living area as well as both bedrooms face outdoor scenery. In-suite washer and dryer. Two parking stalls!! One heated underground parking stall, AND one outdoor plug-in parking stall near front entrance. Winters will be so much easier. Nearby visitor parking, with PLENTY of parking spots. What a joy! Guests aren't frustrated by a lack of parking spaces, or by having to inconveniently park a block down the road. Wheelchair accessible ramp and nearby stairs ensure an easy visitor-friendly experience. It will be a pleasure for friends and family to visit you. Mackenzie Pointe is a well maintained, well situated building you can be proud of. Walk to Sobeys, Doctor offices, shops, bars, restaurants, coffee shops. Nose Creek Park, a 20-acre nature park in the downtown core, is only 3km away. Home of the largest playground in the city, it has a fire pit area and trout-stocked pond. Nearby walking paths, biking paths and model train park. Walk to city transit, or use on-demand local transit service. 1km to Main Street; 1.7km to Urgent Care Centre. Access out of the city only minutes away. So, welcome to the quiet, easy life in your main floor home that provides you with a little taste of nature and a big taste of satisfaction. You'll see - it's a great place to call home.**

Inclusions:
Property Listed By: **NA
CIR Realty**

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









