



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #6102, Airdrie T4B3H6

MLS®#: **A2162221**

Area: **Luxstone**

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

List Price: **\$259,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 24-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Airdrie**
City/Town: **2004**
Year Built:

Finished Floor Area

Abv Sqft: **877**

Low Sqft:

Ttl Sqft: **877**

Lot Information

Lot Sz Ar:

Lot Shape:

Access:

Lot Feat:

Park Feat: **Stall**

DOM

79

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`3" x 11`6"	Bedroom	Main	10`8" x 11`7"
4pc Bathroom	Main		4pc Ensuite bath	Main	
Dining Room	Main	13`3" x 12`1"	Living Room	Main	11`10" x 14`1"
Kitchen	Main	10`9" x 10`0"			

Legal/Tax/Financial

Condo Fee:
\$601

Title:
Fee Simple

Zoning:
DC-7

Fee Freq:
Monthly

Legal Desc: **0411586**

Remarks

Pub Rmks: **Nestled within the prestigious Mackenzie Pointe, this exquisite 2-bedroom CORNER unit condo offers an unparalleled blend of comfort, style & tranquility. With its picturesque VIEWS OF THE POND and modern interior, this residence is a true gem. Boasting generous living space, this open-concept condo is bathed in natural light thanks to its abundant windows throughout. Upgraded laminate flooring adds a touch of sophistication, while the thoughtfully designed layout provides ample space for both relaxation and entertaining. As you enter, you'll be greeted by a welcoming foyer giving space between the front entry and main living area. The spacious dining space seamlessly flows into the bright and welcoming living room, where sliding glass doors offer access to the patio where you can enjoy breathtaking views of the pond. Kitchen features updated countertop and sink, convenient pantry, ample counter space as well as a breakfast bar! The patio features a gate which allows for convenient access to your private parking space. The two generously sized bedrooms provide a peaceful retreat for rest and relaxation. The master bedroom features ample closet space and a private ensuite bathroom. The second bedroom is ideal for guests or a home office. Enjoy the convenience of in-suite laundry (washer/dryer 2022) with extra space for storage. Condo fees include heat, water and electricity! Ideally situated in the desirable community of Luxstone, renowned for its exceptional amenities and community atmosphere. Residents can enjoy access to a variety of recreational facilities, including walking trails, parks, and playgrounds. The community's prime location offers easy access to schools, shopping centers, and major transportation routes. This stunning condo is a rare opportunity to own a piece of paradise at great value!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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







