



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**749 SOUTH POINT Gate, Airdrie T4B 5H7**

MLS®#: **A2162610**      Area: **South Point**      Listing Date: **09/27/24**      List Price: **\$539,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,157 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,580**  
 Low Sqft:  
 Ttl Sqft: **1,580**

DOM

**20**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Corner Lot,Street Lighting**  
 Park Feat: **Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bathroom Rough-in,Kitchen Island,Quartz Counters,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>
<b>Kitchen</b>	<b>Main</b>	<b>16`10" x 13`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`0" x 11`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`2" x 11`1"</b>	<b>Foyer</b>	<b>Main</b>	<b>9`0" x 5`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`3" x 5`0"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>16`4" x 13`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 11`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 8`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 8`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 5`4"</b>			

