



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**900 ALLEN Street #19, Airdrie T4B2M2**

MLS®#: **A2162634**

Area: **Edgewater**

Listing Date: **09/05/24**

List Price: **\$409,999**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **1998**

Finished Floor Area  
Abv Sqft: **1,265**  
Low Sqft:  
Ttl Sqft: **1,265**

DOM

**14**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,514 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Lawn,No Neighbours Behind,Landscaped,Level,Paved**  
Park Feat: **Asphalt,Assigned,Single Garage Attached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Brick,Concrete,Vinyl Siding**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Closet Organizers,No Smoking Home,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 12`2"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 3`0"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>7`2" x 6`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 11`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`8" x 11`4"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`6" x 8`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>17`4" x 15`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`2" x 12`1"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>12`1" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`10" x 7`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`9" x 6`11"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 6`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$335**

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

Zoning:  
**R2-T**

Legal Desc: **9811335**

Remarks

Pub Rmks: **Don't wait on this home in a central location in Airdrie. If you enjoy mountain views, being close to 3 schools (K-12) within walking distance (a middle school across the street), a 2 minute drive to downtown Airdrie and quick access to highway #2, then this townhome in a quiet cul de sac is for you. Your new home has 3 bedrooms, 2.5 baths, flex room in the fully finished basement for an office or gaming room and a family rec room, great for watching movies. You will find this tranquil complex just what you and your family need. There are many upgrades in the bathrooms and kitchen, and stainless steel appliances and new lighting fixtures. There is lots of grass for the whole family to enjoy. Landscaping is pristine and there is a gazebo and green space in the middle of the property for everyone to enjoy. Book a showing to see what this home has to offer you and your family. You won't be disappointed.**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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













