



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**108 WOODSIDE Place, Airdrie T4B 2E3**

MLS® #: **A2163098**

Area: **Woodside**

Listing Date: **09/06/24**

List Price: **\$529,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1993**  
Lot Information  
Lot Sz Ar: **6,755 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,231**  
Low Sqft:  
Ttl Sqft: **1,231**

DOM

**12**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Low Maintenance Landscape,Landscaped,Level,Many Trees,Pie Shaped Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,High Ceilings,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`0" x 10`6"
Living Room	Main	13`4" x 23`0"
4pc Ensuite bath	Upper	8`10" x 7`6"
Bedroom	Upper	8`11" x 9`6"
Bedroom	Lower	17`0" x 8`10"
Game Room	Lower	19`2" x 20`5"

Room	Level	Dimensions
Kitchen	Main	9`6" x 10`3"
4pc Bathroom	Upper	10`4" x 5`4"
Bedroom	Upper	10`1" x 9`3"
Bedroom - Primary	Upper	14`2" x 11`2"
Laundry	Lower	8`7" x 5`5"
Furnace/Utility Room	Lower	5`8" x 10`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**8610900**

Remarks

Pub Rmks: **Great cul de sac location on a massive pie lot. Impressive private back yard has a good sized deck for entertaining, mature trees, plus shed for your extra goodies. Entry has closet for your jackets and extra shoes. Main floor is vaulted, giving off that air of space. Front living room has a huge picture window. Dining space has 2 windows for extra natural light. Kitchen has solid wood cabinetry, corner pantry, plus big window over the sink, overlooking your backyard. Upstairs boasts a primary bedroom with double windows, 2 closets & a 4pce ensuite. 2 spare bedrooms are good sized, with large sized windows, Lower level has your family room & extra large windows plus laminate flooring,. 4th spare room has a great sized window, for a ton of natural light. Laundry room with space to fold your clothes & a sink for any prewashing. Oversized double attached garage is insulated, drywalled and heated. A quick walk to schools, restaurants Sobeys and shopping.**

Inclusions: **Outside shed, play structure, trampoline, Heater in garage**  
Property Listed By: **Century 21 PowerRealty.ca**

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





















