



THE
A-TEAM

**RE/MAX
FIRST**

143 MORNINGSIDE Manor, Airdrie T4B0K4

MLS®#: **A2165987**

Area: **Morningside**

Listing Date: **09/15/24**

List Price: **\$535,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **1,375**

Low Sqft:

Ttl Sqft: **1,375**

Lot Information

Lot Sz Ar: **3,684 sqft**

Lot Shape:

DOM

4

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator

Int Feat:

Bathroom Rough-in,Breakfast Bar,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 14`4"
Dining Room	Main	9`10" x 6`1"
Bedroom - Primary	Second	12`6" x 12`4"
4pc Ensuite bath	Second	8`1" x 4`10"
Bedroom	Second	11`9" x 9`1"

Room	Level	Dimensions
Kitchen	Main	15`11" x 14`3"
2pc Bathroom	Main	5`2" x 4`11"
3pc Ensuite bath	Second	7`10" x 6`0"
Bedroom	Second	10`11" x 9`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714812

Zoning:
R1-L

Remarks

Pub Rmks:

Welcome to this charming 3-bedroom, 2.5-bath home, perfectly situated on a quiet street. Step into the spacious living room, featuring large windows that fill the space with natural light, and a cozy fireplace perfect for relaxing. Through the back of the main level you step into an inviting kitchen equipped with black appliances, a spacious island with a breakfast bar, and a corner pantry. The dining area features large bay windows, flooding the space with natural light. Upstairs, the primary retreat offers a 3-piece ensuite and a large closet. Two additional generously-sized bedrooms and a 4-piece bath complete the second level. The unfinished lower level comes with roughed-in plumbing and is awaiting your creative vision. With-in walking distance you will find schools, parks, shopping, walking paths and easy access to both 40th Ave and Yankee valley Blvd. THIS HOME HAS A TON OF POTENTIAL AND IS IN A FANTASTIC LOCATION, IT WON'T LAST LONG!!!!. Be sure to check out the VIRTUAL TOUR LINK for hi-tech interactive floorplans/hi-def photos/virtual tours where you can "walk" throughout all the rooms of the property.

Inclusions:
Property Listed By:

**hide a Bed Couch in the basement
Real Estate Professionals Inc.**

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









