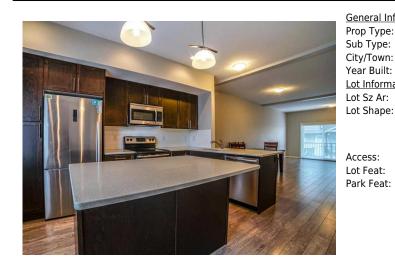


# 280 WILLIAMSTOWN Close #1407, Airdrie T4B 4B6

A2167029 Williamstown Listing 09/20/24 List Price: **\$425,000** MLS®#: Area:

Status: Active County: Airdrie Change: -\$15k, 04-Oct Association: Fort McMurray

Date:



**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Airdrie Year Built: 2015

Lot Information

Ttl Sqft: Lot Sz Ar: 1,646 sqft

Low Sqft: 1,368

Abv Saft:

Finished Floor Area

<u>Parking</u> Ttl Park:

1,368

DOM

<u>Layout</u>

Beds:

Baths:

Style:

Garage Sz:

3 (3)

3

2

2.5 (2 1)

3 Storey

63

Access: Low Maintenance Landscape, Landscaped, Level, Street Lighting

Park Feat: **Double Garage Attached** 

# Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Forced Air** Stone, Vinyl Siding, Wood Frame

Sewer: Flooring:

Ext Feat: Balcony, Lighting, Private Entrance, Rain Gutters Carpet, Ceramic Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, 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>
Kitchen	Main	14`1" x 13`1"	Bedroom - Primary	Upper	11`2" x 12`1"
Dining Room	Main	14`2" x 9`6"	4pc Ensuite bath	Upper	7`4" x 7`0"
Living Room	Main	14`2" x 17`3"	Bedroom	Upper	8`4" x 11`5"
2pc Bathroom	Main	3`0" x 7`9"	Bedroom	Upper	8`5" x 11`5"
Furnace/Utility Room	Lower	4`11" x 3`3"	4pc Bathroom	Upper	7`5" x 4`11"

# Legal/Tax/Financial

Condo Fee: Title: Zoning: \$355 Fee Simple R2-T

Fee Freq: Monthly

Legal Desc: **1511398** 

Remarks

Pub Rmks:

Experience the perfect blend of style and functionality in this beautifully designed townhome, thoughtfully crafted for effortless entertaining and family gatherings. Offering 3 bedrooms, 2.5 baths, and an expansive tandem garage, this residence leaves nothing to be desired. The open-concept main floor is bathed in natural light, enhanced by soaring 9-foot ceilings and vinyl flooring that extends from the dining area through to the inviting living room with a modern electric fireplace. The heart of the home is the well-appointed kitchen, featuring a center island, quartz countertops, subway tile backsplash, stainless steel appliances, an undermount sink, and ample cabinetry for all your storage needs. The spacious dining room is perfect for hosting memorable meals with family and friends. Step outside to the sun-soaked balcony, complete with a natural gas BBQ hookup for seamless outdoor cooking and relaxation. Upstairs, the Master Suite features a generous walk-in closet and a spa-like ensuite, complete with dual vanities and a luxurious glass-enclosed shower. Two other generously sized bedrooms has its own adjacent 4-piece bathroom, perfect for family, guests, or a home office. Convenient upstairs laundry room completes the top floor! With two entrances, including one through the front courtyard and another via the rear garage, you'll find both convenience and privacy in this well-planned layout. The tandem garage provides room for two vehicles, plus an additional space on the driveway. Situated in an ideal location within walking distance of schools, parks, and scenic pathways, this home truly offers it all. Schedule your private tour today!

Inclusions: None

Property Listed By: First Place Realty

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









