



THE
A-TEAM

**RE/MAX
FIRST**

567 EDMONTON Trail #5, Airdrie T4B 2L4

MLS® #: **A2167413**

Area: **Jensen**

Listing Date: **09/19/24**

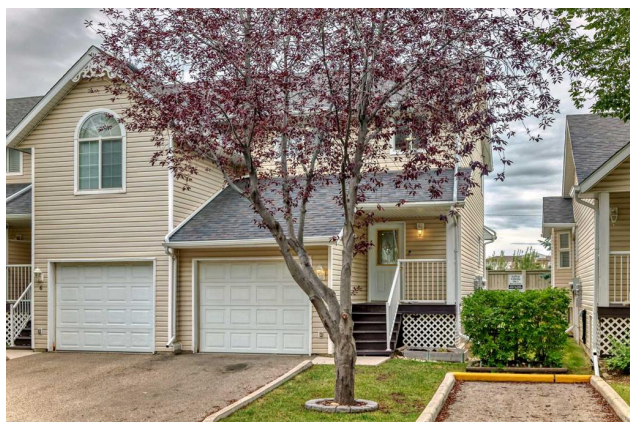
List Price: **\$399,888**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 01-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,131**

Low Sqft:

Ttl Sqft: **1,131**

Lot Information

Lot Sz Ar: **248 sqft**

Lot Shape:

DOM

62

Layout

Beds: **2 (2)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac**
Park Feat: **See Remarks,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Standard**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`3" x 17`3"
Kitchen	Main	7`6" x 8`3"
Entrance	Main	7`8" x 5`2"
4pc Bathroom	Second	7`8" x 7`10"
Bedroom	Second	9`6" x 10`8"
Office	Lower	8`0" x 8`0"
Office	Lower	9`1" x 13`10"

Room	Level	Dimensions
Dining Room	Main	8`2" x 8`1"
2pc Bathroom	Main	12`8" x 6`8"
Addition	Second	4`3" x 5`1"
Bedroom - Primary	Second	11`0" x 14`4"
Bonus Room	Second	9`3" x 5`6"
Furnace/Utility Room	Lower	5`4" x 5`5"
Laundry	Lower	9`11" x 6`4"

Walk-In Closet

Second

4' 3" x 5' 1"

Legal/Tax/Financial

Condo Fee:
\$339

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **9712080**

Remarks

Pub Rmks: **This renovated two-story townhouse features two bedrooms, each with a walk-in closet, a full bathroom upstairs, and a half bath on the main floor. It also includes a bonus space and a bright kitchen, with the dining and living areas adjacent to an insulated and fully drywalled garage entrance. The partially developed basement offers a separate living area, an additional bedroom, and a laundry room**

Inclusions:
Property Listed By: **N/A**
Century 21 Bamber Realty LTD.

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









