



THE
A-TEAM

**RE/MAX
FIRST**

36 TAYLOR Way, Airdrie T4A 1S3

MLS®#: **A2170391**

Area: **Thorburn**

Listing Date: **10/03/24**

List Price: **\$549,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1982**
Lot Information
Lot Sz Ar: **5,044 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,277**
Low Sqft:
Ttl Sqft: **1,277**

DOM

79
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached,Oversized,RV Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	12`8" x 10`11"
Bedroom	Main	10`11" x 11`2"
Kitchen	Main	10`8" x 8`8"
Bedroom - Primary	Main	12`7" x 15`0"
Bedroom	Basement	12`9" x 6`5"
Kitchen	Basement	9`10" x 15`0"
Game Room	Basement	16`3" x 15`0"

Room	Level	Dimensions
Bedroom	Main	10`11" x 11`2"
Dining Room	Main	10`8" x 10`10"
Living Room	Main	15`3" x 15`0"
4pc Bathroom	Basement	9`3" x 6`5"
Bedroom	Basement	9`4" x 10`2"
Laundry	Basement	12`9" x 11`7"
Storage	Basement	9`3" x 9`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8011268

Remarks

Pub Rmks: **This spacious property offers quick or immediate possession, making it perfect for those looking to move right away. Located in a desirable neighborhood, it's just minutes from schools, a rec center, and shopping. The home features an oversized heated two-car garage that can fit up to three vehicles, with RV parking complete with a 30-amp hookup. Situated on a corner lot, the property offers ample parking with a paved alley for added convenience. The backyard boasts a privacy fence and a relaxing hot tub. The upper floor has 3 bedrooms, a kitchen/dining room, living room, and a large bathroom with laundry. The lower floor includes a 2-bedroom (illegal) suite with a den, kitchen, living room, bathroom, and laundry—ideal for a mother-in-law (illegal) apartment suite or a mortgage helper.**

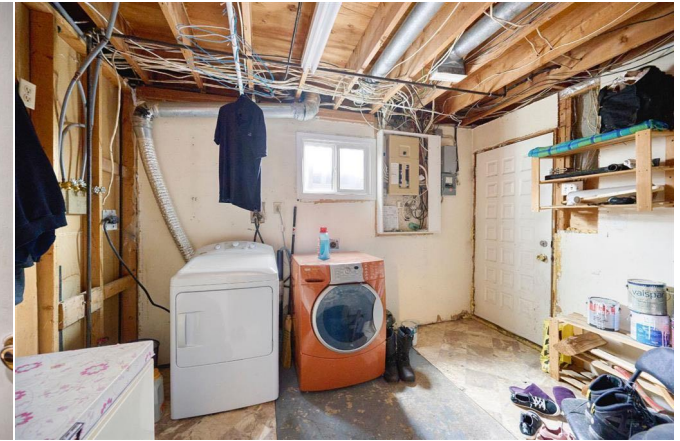
Inclusions: **Refrigerator x2, Electric stove, gas stove, washers x2, dryers x2, dishwasher, window coverings**
Property Listed By: **RE/MAX Real Estate (Central)**

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









36 Taylor Way SE, Airdrie, AB

Main Floor Exterior Area 1217.70 sq ft
Interior Area 1179.95 sq ft



PREPARED: 2024/05/03



While regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

36 Taylor Way SE, Airdrie, AB

Basement (Below Grade) Exterior Area 1239.01 sq ft
Interior Area 1144.91 sq ft



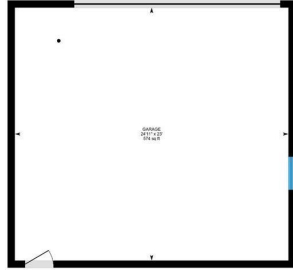
PREPARED: 2024/05/03



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36 Taylor Way SE, Airdrie, AB

Detached Garage Excluded Area 574.12 sq ft



PREPARED: 20240560



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