

1001 8 Street #3904, Airdrie T4B 0W7

MLS®#: **A2172299** Area: **Williamstown** Listing **10/10/24** List Price: **\$385,000**
 Status: **Active** County: **Airdrie** Change: **-\$7k, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2011** Abv Sqft: **1,234**
 Lot Information Low Sqft:
 Lot Sz Ar: **1,599 sqft** Ttl Sqft: **1,234**
 Lot Shape:

DOM

42
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Range Hood,Refrigerator**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`2" x 18`11"	Kitchen	Main	11`4" x 12`3"
Dining Room	Main	6`2" x 8`3"	2pc Bathroom	Main	5`10" x 5`1"
4pc Bathroom	Upper	8`1" x 6`2"	Bedroom - Primary	Upper	14`0" x 12`2"
Bedroom	Upper	8`8" x 9`10"	Bedroom	Upper	8`7" x 9`11"
3pc Bathroom	Basement	5`9" x 8`1"	Game Room	Basement	17`7" x 25`9"
Storage	Basement	6`2" x 3`11"	Furnace/Utility Room	Basement	11`0" x 3`11"

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1013311**

Remarks

Pub Rmks: **Welcome to the Trails in Williamstown, where this beautifully designed 3-bedroom, 2.5-bathroom townhome invites you to enjoy modern living in a peaceful setting. As you step inside, you'll be greeted by an open-concept layout featuring stunning laminate flooring and 9-foot ceilings, offering a spacious and flexible living area. The bright, inviting kitchen boasts granite countertops, stainless steel appliances, a corner pantry, and plenty of room to prepare meals while entertaining guests. The adjacent dining space can be used for family meals or transformed into a convenient home office area. Upstairs, the large primary bedroom includes a walk-in closet, while two additional bedrooms provide plenty of space for family or guests. Need more space? The fully developed basement boasts a spacious rec room, perfect for entertainment, relaxation, or a home gym. Additionally, the basement includes a full bathroom for convenience and a separate laundry room, offering added functionality for day-to-day living or hosting extended family. Step outside onto your private patio, ideal for morning coffee or summer BBQs. With a playground just steps away and access to walking paths along the nearby environmental reserve, this home combines tranquility with convenience. Residents enjoy the convenience of two parking passes—one assigned to a specific parking stall and the other available for first-come, first-served parking, ensuring flexibility for both you and your guests. With its close proximity to schools, shopping, and public transportation, this community offers the perfect setting to raise a family and create lasting memories.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







