



THE
A-TEAM

**RE/MAX
FIRST**

822 WINDBURY Street, Airdrie T4B 5J5

MLS®#: **A2174003**

Area: **Southwinds**

Listing Date: **11/27/24**

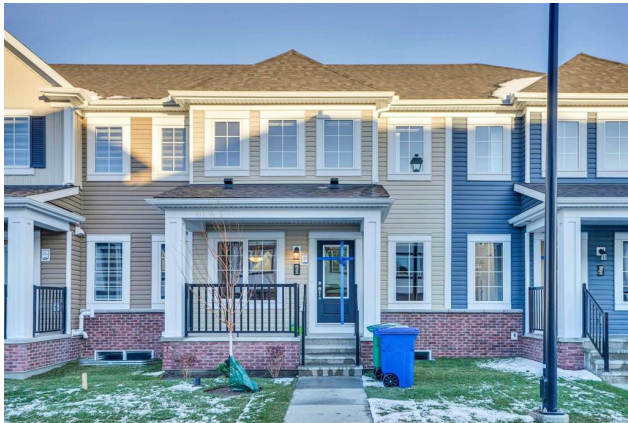
List Price: **\$509,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$15k, 03-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,418**

Low Sqft:

Ttl Sqft: **1,418**

Lot Information

Lot Sz Ar: **1,678 sqft**

Lot Shape:

DOM

56

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot,See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	19`1" x 9`11"	Kitchen	Main	13`0" x 10`6"
Living Room	Main	11`11" x 9`6"	2pc Bathroom	Main	2`11" x 6`2"
Bedroom - Primary	Upper	15`4" x 13`5"	Bedroom	Upper	9`5" x 9`6"
Bedroom	Upper	9`3" x 13`10"	4pc Ensuite bath	Upper	9`3" x 5`9"
4pc Bathroom	Upper	5`8" x 10`4"	Laundry	Upper	5`8" x 3`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2-T

2210781

Remarks

Pub Rmks: **Brand New 2-storey townhome comes with |3 BEDROOMS| 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | NO CONDO FEE | FRONT PORCH & LARGE BALCONY ON UPPER FLOOR | Located in the wonderful neighborhood of Southwinds Airdrie. MAIN FLOOR offers 9' ceiling with LVP flooring through-out, Bright spacious living room, Kitchen with Quartz countertops and Stainless steel Appliances, Huge dining area and Half bath. Upper floor has spacious master Bedroom with 4-piece Ensuite, Additional 2 good size bedrooms with 4-pc common full bath. Basement is Un-finished with rough in Heating and plumbing. Laundry on upper floor and much more. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today!**

Inclusions:
Property Listed By: **None**
URBAN-REALTY.ca

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



