

822 WINDBURY Street, Airdrie T4B 5J5

A2174003 Southwinds 11/27/24 List Price: **\$524,900** MLS®#: Area: Listing

Status: Active County: **Airdrie** Change: -\$10k, 08-Dec Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Row/Townhouse

City/Town: Year Built: 2024 Lot Information

Lot Sz Ar: Lot Shape: Residential

Airdrie Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1,678 sqft 1.418

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,418

24

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

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

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle** Forced Air Heating:

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" 9`5" x 9`6" **Bedroom - Primary** Upper 15`4" x 13`5" Bedroom Upper 9`3" x 5`9" Bedroom Upper 9'3" x 13'10" 4pc Ensuite bath Upper 4pc Bathroom Upper 5`8" x 10`4" Laundry Upper 5`8" x 3`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R2-T

Legal Desc: **2210781**

Remarks

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!

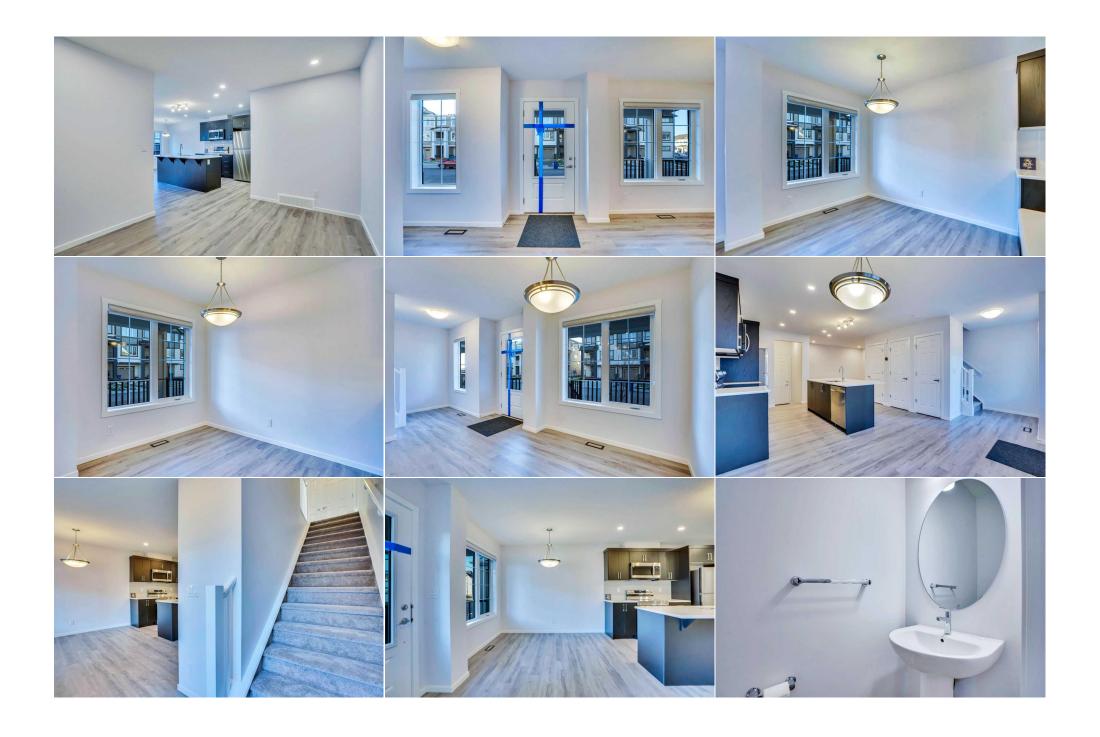
Inclusions: None

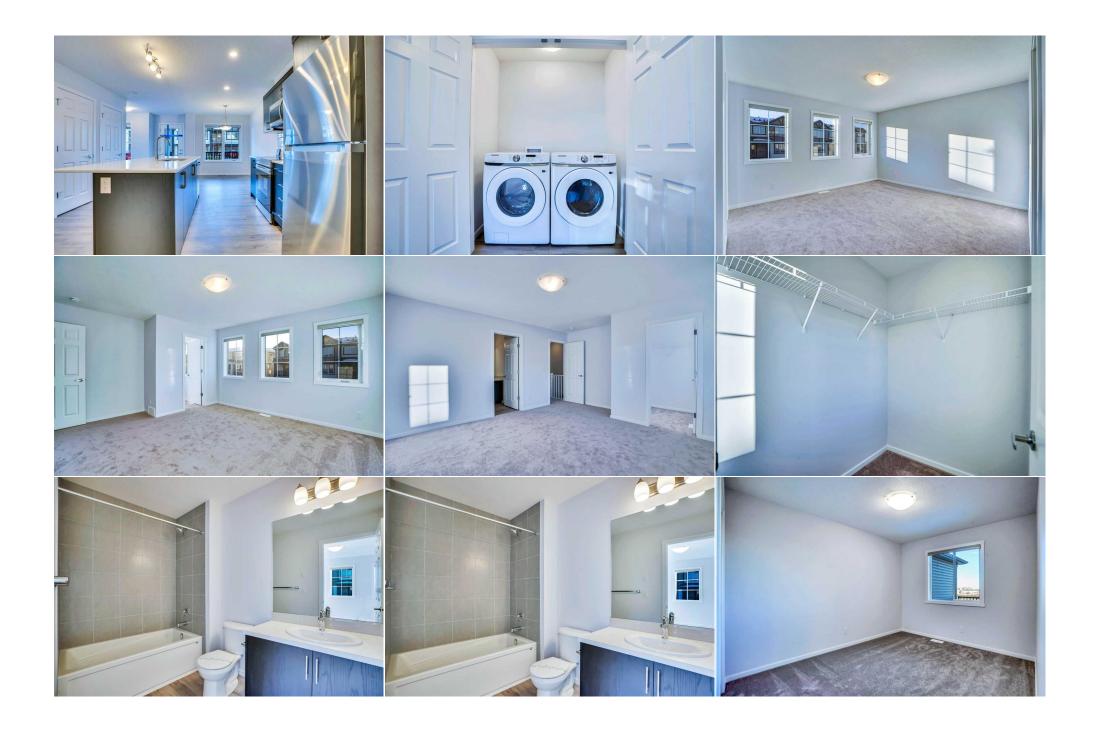
Pub Rmks:

Property Listed By: URBAN-REALTY.ca

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