



THE
A-TEAM

**RE/MAX
FIRST**

604 8 Street #4203, Airdrie T4B 2W4

MLS®#: **A2174176**

Area: **Luxstone**

Listing Date: **10/18/24**

List Price: **\$248,400**

Status: **Active**

County: **Airdrie**

Change: **-\$7k, 30-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2002**

Lot Information

Lot Sz Ar: **850 sqft**
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

46

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Oven,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Elevator,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 12`9"
Dining Room	Main	10`0" x 7`6"
Bedroom	Main	10`1" x 9`11"
Laundry	Main	5`4" x 3`11"

Room	Level	Dimensions
Kitchen	Main	10`2" x 9`8"
Bedroom	Main	12`5" x 11`4"
4pc Bathroom	Main	8`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$527

Title:
Fee Simple

Zoning:
DC-7

Legal Desc: 0214202

Fee Freq:
Monthly

Remarks

Pub Rmks: **Bargain alert!! Hands down the best price for size, upgrades and location. This 2 bedroom, one bath unit is move in ready and waiting for a lucky new owner. Original owner has upgraded over the years to include all new easy care flooring, all new paint with no nail holes, renovated counters and tile work, and appliances. The Iron Horse is a well managed complex and condo fees include electricity!! This second floor unit is located away from the busy 8th Street and offers a lovely treed canopy in summer on the balcony. Don't miss out as this unit is priced well below what similar suites have recently sold for. Call today.**

Inclusions: N/A
Property Listed By: CIR Realty

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



