



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #3205, Airdrie T4B3V7

MLS®#: **A2174553**

Area: **Downtown**

Listing Date: **10/22/24**

List Price: **\$265,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
City/Town: **Airdrie**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **666**
Low Sqft:
Ttl Sqft: **666**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar: **697 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Smoking Home,Pantry**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	8`11" x 12`11"	Walk-In Closet	Main	6`7" x 3`6"
4pc Ensuite bath	Main	8`11" x 5`0"	Entrance	Main	3`11" x 7`5"
4pc Bathroom	Main	4`11" x 7`5"	Laundry	Main	7`9" x 4`0"
Bedroom	Main	8`2" x 11`3"	Living Room	Main	11`2" x 11`1"
Kitchen	Main	14`10" x 17`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$376

Fee Simple
Fee Freq:
Monthly

M3

Legal Desc: 1410161

Remarks

Pub Rmks: **This 2-bedroom, 2-bath condo located in vibrant Downtown Airdrie is a perfect blend of style, convenience, and investment potential. The spacious living area opens to a balcony, offering natural light. The primary bedroom boasts an ensuite bathroom with a walk-through closet, while the second bedroom is perfect for guests or a home office. You'll love the convenience of being within walking distance of shops, restaurants, and all the amenities Airdrie has to offer. Whether you're a first-time home buyer or an investor, this condo offers excellent value and a prime location.**

Inclusions: **Window coverings**
Property Listed By: **Royal LePage Benchmark**

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







