



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**700 WILLOWBROOK Road #2105, Airdrie T2R 0E5**

MLS® #: **A2174873**      Area: **Willowbrook**      Listing Date: **10/23/24**      List Price: **\$265,000**  
 Status: **Active**      County: **Airdrie**      Change: **-\$10k, 11-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **1,091 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,080**  
 Low Sqft:  
 Ttl Sqft: **1,080**

DOM

**28**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Secured,Underground**

Utilities and Features

Roof:  
 Heating: **Boiler,In Floor**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Storage,Tankless Hot Water**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$663**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R5**

Legal Desc: **0914335**

Remarks

Pub Rmks: **Freshly Painted! Perfect for INVESTORS or FIRST-TIME HOMEBUYERS. Enter into this spacious unit and be met by the wide open kitchen, dining, and living room. There is a huge kitchen island that has bar seating for those quick everyday meals. The kitchen is filled with updated stainless steel appliances. Head through the dining room and onto the large balcony to enjoy those prairie skies! Back inside is the living room with TONS of space for entertaining or setting up your home office. The wide open floor plan perfectly separates the two huge bedrooms. To the right you have a MASSIVE walk-in closet that provides AMPLE storage as well as two HUGE closets in the hallway leading to the LARGE bedroom. The 4 Piece bathroom provides privacy to you and your guests. On the other side of the apartment you have a MASSIVE laundry room with storage and a beautiful 4 piece ensuite bathroom. Enter into the primary bedroom that has a HUGE east-facing window to allow tons of natural light to flood the room. This unit comes with TITLED parking underground and there is an option to lease a stall in the main parking lot. You don't want to miss this one!**

Inclusions:  
Property Listed By: **Brand New Window Coverings on all windows with a 10 yr warranty  
eXp Realty**

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







