

## 304 MACKENZIE Way #8105, Airdrie T4B 3H8

Sewer:

Utilities:

Laundry

Listing A2174896 10/25/24 List Price: **\$204,000** MLS®#: Area: Downtown

Status: Active County: **Airdrie** Change: -\$6k, 14-Nov Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: **Apartment** 

City/Town: Year Built: 2005 Lot Information

Lot Sz Ar: Lot Shape:

**Airdrie** Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 581 sqft

530

530

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

57

Ttl Park: 1

1(1)

1.0 (1 0)

Apartment

Garage Sz:

Access: Lot Feat:

Park Feat: Stall

## Utilities and Features

Roof: Construction:

Heating: Baseboard, Natural Gas **Vinyl Siding, Wood Frame** 

Flooring:

Ext Feat: None Carpet, Linoleum Water Source:

Fnd/Bsmt:

Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings Kitchen Appl:

Int Feat: Ceiling Fan(s)

**Room Information** 

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions** 4pc Bathroom Main 7`8" x 6`9" **Bedroom** Main 11`6" x 12`8" **Dining Room** Main 3`5" x 13`0" Fover Main 3`6" x 5`0" 7`9" x 15`6" **Living Room** 8`8" x 11`5" Kitchen Main Main Main 2`4" x 2`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning: DC-7 \$387 **Fee Simple** 

Fee Freq: Monthly

Legal Desc: **0511017** 

Remarks

Pub Rmks:

\*\*\*NEW PRICE NOVEMBER 14\*\*\*\* INCREDIBLE VALUE - OWN INSTEAD OF RENTING! Welcome home to your very private, ground level home w/condo fees that include ALL utilities! All you need is your cable TV and phone. This one bedroom, one full bath (4 pc) condo has direct access to a SPACIOUS PATIO over looking green space. As you enter the home from the hallway note your stackable laundry (washer & dryer inc) full closet w/shelving & a spacious 4 pc bath immediately to your right. Continue on to the OPEN KITCHEN/DINING SPACE w/room for a table & chairs & possibly even a movable kitchen island if desired. This area leads directly to the patio, lending room for outdoor dining or entertaining. The living room is cozy w/lots of room for a TV area and a couch & loveseat. All of this is highlighted by modern, complimentary colors. The bedroom boasts room for a queen sized bed & is bright and spacious w/lots of closet space. Outside find an assigned parking stall (#67) as well as lots of visitor & street parking. Excellent location, close to shopping and bus routes. This condo only allows cats (subject to board approval), making it a very quiet building. Condo fees include heat, water, sewer, reserve fund contributions, professional management & electricity. This is a well maintained complex w/exterior upgrades done over the years. This could be a great investment property or your chance to get out of the rental market and into your OWN HOME!

Inclusions: N/A

Property Listed By: Century 21 Masters

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













