



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #8105, Airdrie T4B 3H8

MLS® #: **A2174896**

Area: **Downtown**

Listing Date: **10/25/24**

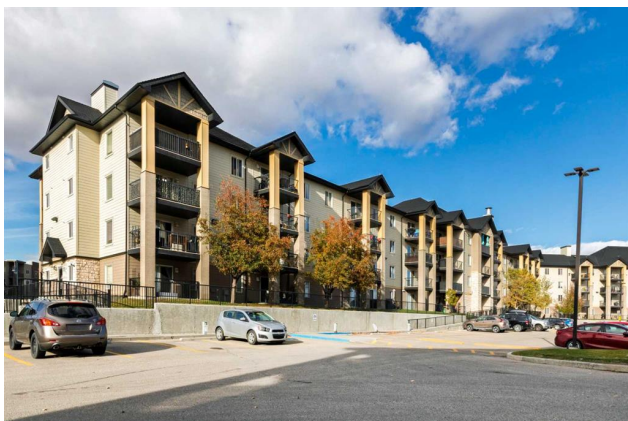
List Price: **\$204,000**

Status: **Active**

County: **Airdrie**

Change: **-\$6k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2005**
Lot Information
Lot Sz Ar: **581 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **530**
Low Sqft:
Ttl Sqft: **530**

DOM

26
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 6`9"	Bedroom	Main	11`6" x 12`8"
Dining Room	Main	3`5" x 13`0"	Foyer	Main	3`6" x 5`0"
Kitchen	Main	7`9" x 15`6"	Living Room	Main	8`8" x 11`5"
Laundry	Main	2`4" x 2`5"			

Legal/Tax/Financial

Condo Fee: **\$387**

Title: **Fee Simple**

Zoning: **DC-7**

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:
Property Listed By: **N/A
Century 21 PowerRealty.ca**

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





