

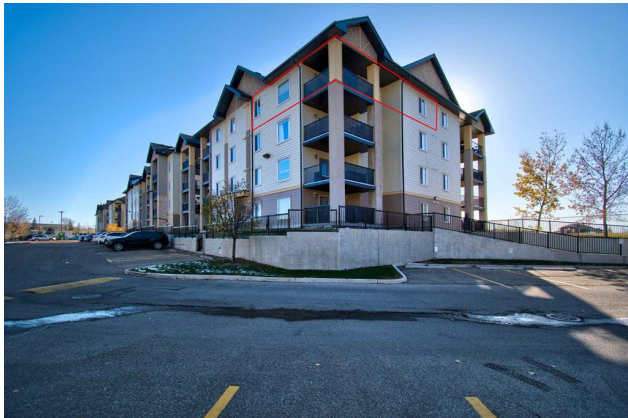


THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #7413, Airdrie T4B3H7

MLS®#: **A2175319** Area: **Downtown** Listing Date: **10/25/24** List Price: **\$294,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2005** Abv Sqft: **996**
 Lot Information Low Sqft:
 Lot Sz Ar: **994 sqft** Ttl Sqft: **996**
 Lot Shape:

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Baseboard** Flooring: **Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 12`2"	Kitchen	Main	11`5" x 10`3"
Dining Room	Main	8`2" x 6`9"	Laundry	Main	3`0" x 2`11"
Bedroom - Primary	Main	14`0" x 11`3"	Bedroom	Main	12`0" x 10`3"
4pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$801** Title: **Fee Simple** Zoning: **DC-7**
 Fee Freq:

Monthly

Legal Desc: 0614600

Remarks

Pub Rmks: **OPPORTUNITY KNOCKS! This TOP FLOOR CORNER END UNIT is one of the biggest in the units in the complex and offers 2 PARKING SPACES (one titled HEATED UNDERGROUND and one assigned right outside of condo) and an UNDERGROUND STORAGE ROOM. This interior of this unit features large windows offering lots of natural light. The kitchen is very spacious with loads of cabinets and GRANITE COUNTER SPACE, a GARBURATOR, and a large eating area. The living room is a generous size with patio doors to the patio that gets lots of sun! The 2 great sized bedrooms are on separate sides of the condo with remote controlled fans/lights and one being the primary retreat with a walk-in closet and 4 piece ensuite. In-suit laundry is an added touch! This is a well managed complex with great views! Do not miss out on this opportunity , call today to view!!!**

Inclusions: N/A
Property Listed By: RE/MAX Rocky View Real Estate

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

