



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1225 KINGS HEIGHTS Way #1204, Airdrie T4A 0M4**

MLS® #: **A2175532**      Area: **Kings Heights**      Listing Date: **10/25/24**      List Price: **\$359,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2014**

Finished Floor Area  
 Abv Sqft: **835**  
 Low Sqft:  
 Ttl Sqft: **835**

DOM

**26**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Gazebo,Front Yard,Interior Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 15`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 16`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`11" x 11`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 8`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 9`4"</b>			

Legal/Tax/Financial

Condo Fee: **\$284**      Title: **Fee Simple**      Zoning: **R3**

Legal Desc:

1511389

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Well its here. If your downsizing, starting out or needing a change, this two bedroom open concept townhouse is perfect for you! Overlooking green space, this home makes you not have to worry. The open concept makes it great for entertaining, the quartz countertop are a chefs dream. You also have endless storage throughout & lets not forget your massive 40 foot garage. This guy has lots more to offer, but ill wait to you start that car & book your showing!**

Inclusions:

na

Property Listed By:

Real Broker

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





