



THE
A-TEAM

**RE/MAX
FIRST**

25 WILDWOODS Court #1410, Airdrie T4B5M3

MLS® #: **A2176022**

Area: **Wildflower**

Listing Date: **11/04/24**

List Price: **\$456,645**

Status: **Active**

County: **Airdrie**

Change: **+\$22k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,616**

Low Sqft:

Ttl Sqft: **1,616**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

16

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Other

Single Garage Attached

Utilities and Features

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

Construction: **Cement Fiber Board,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Third	0`0" x 0`0"
Living Room	Second	10`0" x 10`0"
Dining Room	Second	10`11" x 7`7"
Bedroom - Primary	Third	12`1" x 9`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Third	0`0" x 0`0"
Bedroom	Main	9`7" x 8`0"
Kitchen	Second	11`8" x 11`10"
Bedroom - Primary	Third	9`7" x 12`10"

Legal/Tax/Financial

Condo Fee:
\$245

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TBD

Legal Desc:

TBD

Remarks

Pub Rmks:

Residents can enjoy being within 5 km of picturesque walking trails and Airdrie's first outdoor pool. Additionally, a year-round sports court offers various activity opportunities. The community is just a 15-minute drive from Cross Iron Mills Mall and less than 25 minutes from YYC International Airport. There is a golf course within a 5 minute drive as well. Photos are representative.

Inclusions:

N/A

Property Listed By:

Bode

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



TOWNHOME SERIES

Aspen 2

1,284 SQ. FT.
3 Bedrooms
2.5 Baths



the grove

UNIT TYPE

- Aspen 1
- Aspen 2
- Aspen 3
- Aspen 4
- Aspen 5

• Model Location



