

## 25 WILDWOODS Court #1410, Airdrie T4B5M3

MLS®#:	A2176022	Area:	Wildflower	Listing	11/04/24	List Price: \$456,645
Status:	Active	County:	Airdrie	Date: Change:	+\$22k, 05-Nov	Association: Fort McMurray

		Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat:	Residential Row/Townhouse Airdrie 2025 Other	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft:	1,616 1,616	DOM 89 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3 ) 2.5 (2 1) 3 Storey 2 1
		Park Feat:	Single Garage Attac Utilities and Featur				
Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:	Asphalt Shingle Forced Air,Natural Gas Balcony Dishwasher,Dryer, Kitchen Island,Sto	,Electric Stove,Microwave Hood Fan, ne Counters	Flooring: <b>Carpet,</b> Water So Fnd/Bsm <b>Poured</b>	Fiber Board,Vinyl Sic Ceramic Tile,Vinyl urce: t: Concrete	ling,Wood Frame		
o tintico.			Room Information				
Room 2pc Bathroom 4pc Ensuite ba Living Room Dining Room Bedroom - Prin	Second Second	<u>Dimensions</u> 0`0" x 0`0" 0`0" x 0`0" 10`0" x 10`0" 10`11" x 7`7" 12`1" x 9`11"	Bedroor Kitchen	n - Primary	<u>Level</u> Third Main Second Third	0`0 9`7 11`	nensions )" x 0`0" /" x 8`0" 8" x 11`10" /" x 12`10"
Condo Fee: <b>\$245</b>		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>			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: Property Listed By:	N/A Bode

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



