



THE
A-TEAM

**RE/MAX
FIRST**

168 BAYSIDE Point, Airdrie T4B 2Z2

MLS®#: **A2176679**

Area: **Bayside**

Listing Date: **11/14/24**

List Price: **\$468,480**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 02-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,334**
Low Sqft:
Ttl Sqft: **1,334**

DOM

68
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,478 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Recessed Lighting,Separate Entrance,Stone Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`11" x 11`11"
Dining Room	Main	6`6" x 11`6"
Bedroom	Second	9`5" x 14`11"
4pc Ensuite bath	Second	4`10" x 8`0"
Bedroom - Primary	Second	15`6" x 10`4"
Furnace/Utility Room	Basement	11`11" x 5`11"
Game Room	Basement	18`4" x 19`0"

Room	Level	Dimensions
Living Room	Main	12`4" x 13`7"
2pc Bathroom	Main	2`9" x 6`10"
4pc Bathroom	Second	4`11" x 8`0"
Walk-In Closet	Second	4`10" x 12`5"
Bedroom	Second	8`10" x 9`11"
Kitchen	Basement	7`8" x 8`4"
3pc Bathroom	Basement	5`8" x 7`5"

Condo Fee:
\$389

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-8

Legal Desc: **0715854**

Remarks

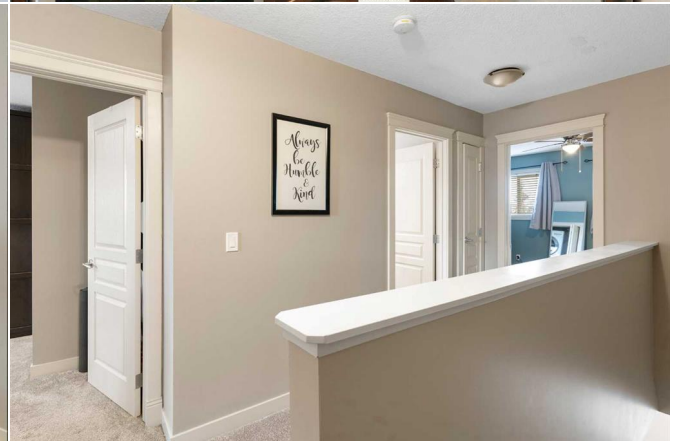
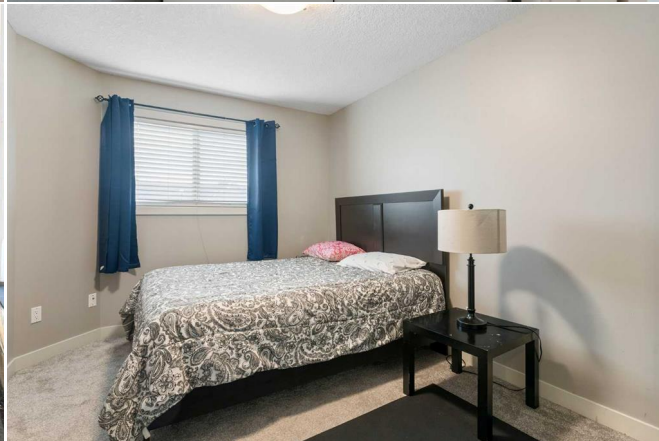
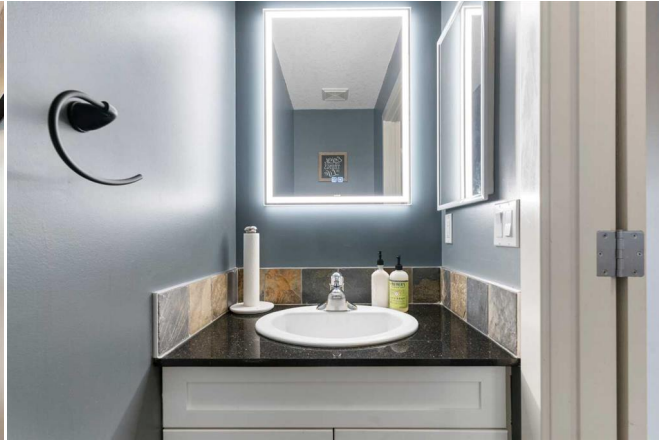
Pub Rmks: **Welcome to this charming townhouse in the highly desirable Bayside neighbourhood of Airdrie—ideal for first-time homebuyers, young families, or investors looking for a turnkey property with excellent rental income potential! This beautifully maintained home is perfectly suited to a variety of buyers, and is fully rented—offering a steady cash flow for investors, or the potential to move in at the end of the current lease. Located in a prime spot, this townhouse backs onto a peaceful canal, providing serene views and a tranquil environment that can be enjoyed year-round. With modern finishes and a fully finished walk-out basement, the home offers comfort and style for residents. The open-concept main floor layout allows natural light to flood the space, creating a warm and inviting atmosphere. The property's location is perfect for families, with local schools, amenities, scenic walking trails and even a daycare/preschool just a stone's throw away! Whether you're looking for a home to grow into, or an investment that can generate income while offering a great lifestyle, this townhouse has it all. With reliable tenants already in place, you can enjoy a hassle-free, low-maintenance investment from day one. Don't miss the opportunity to own this fantastic property in the sought-after Bayside neighborhood—whether you're buying your first home or expanding your portfolio!**

Inclusions: **BOTH dryers, hood fans, refrigerators & washers are included. Downstairs bedroom set (bed, 2 end tables, dresser), Downstairs convertible sofa, 2 bar stools, standing wardrobe**

Property Listed By: **eXp Realty**

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













168 Bayside Point SW, Airdrie, AB

Lower Level (Below Grade) Interior Area 528.34 sq ft



0 4 8 ft

PREPARED: 2024/1/12

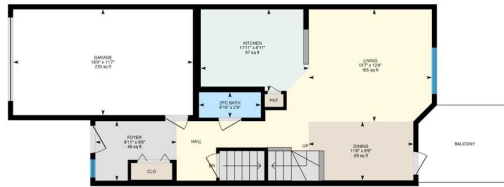


White regions are excluded from total floor area in BIGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



168 Bayside Point SW, Airdrie, AB

Main Floor Exterior Area 624.74 sq ft
Excluded Area 232.41 sq ft



0 4 8 ft

PREPARED: 2024/1/12

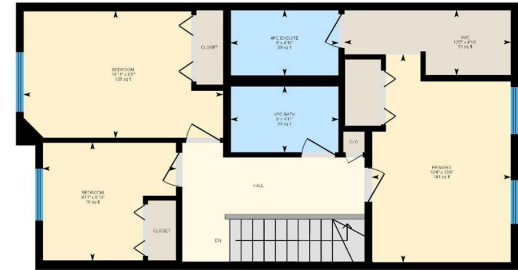


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168 Bayside Point SW, Airdrie, AB

2nd Floor Exterior Area 729.95 sq ft
Interior Area 668.55 sq ft



0 3 6 ft

PREPARED: 2024/1/12



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