



THE
A-TEAM

**RE/MAX
FIRST**

12 WOODSIDE Rise #23, Airdrie T4B 2L3

MLS® #: **A2177444**

Area: **Woodside**

Listing Date: **11/07/24**

List Price: **\$451,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Airdrie**
Year Built: **1998**

Lot Information
Lot Sz Ar: **2,691 sqft**
Lot Shape:

Access:
Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **1,076**
Low Sqft:
Ttl Sqft: **1,076**

DOM

13
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Bungalow,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`11" x 9`9"
Family Room	Basement	23`11" x 9`11"
Storage	Basement	13`1" x 9`3"
Bedroom	Main	13`5" x 10`7"
4pc Bathroom	Main	9`4" x 5`3"

Room	Level	Dimensions
Living/Dining Room Combination	Main	20`3" x 19`6"
Game Room	Basement	13`0" x 10`10"
Bedroom - Primary	Main	12`1" x 11`4"
Flex Space	Basement	23`9" x 11`5"
3pc Bathroom	Basement	7`4" x 5`10"

Legal/Tax/Financial

Condo Fee:
\$338

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **2211111**

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Airdrie's premier 55+ gated community! This beautifully maintained adult bungalow villa offers 1076 sqft of elegant living space, complete with vaulted ceilings, providing an open and airy atmosphere. Featuring 2 comfortable and spacious bedrooms, a 4-piece bathroom on the main floor, and a 3-piece bathroom in the basement, this home is perfect for relaxed living. Enjoy the cozy gas fireplace, the carpet, furnace, hot water tank, central air conditioning (all updated in 2021), and a new dishwasher. The lower level boasts a large recreation room, family room, and a large flex room with 10-foot ceilings. With a double attached garage for convenient parking, this home has it all. The community offers fantastic amenities, including a clubhouse for social events, and easy access to the nearby Woodside Golf Course, shopping, dining, and more. Don't miss out on this fantastic opportunity to live in a vibrant, active adult community! Contact your favourite realtor today to schedule a viewing and make this lovely bungalow villa your new home.**

Inclusions: **Garage Control (1)**
Property Listed By: **Manor Hill Realty YYC Inc.**

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







