



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #8103, Airdrie T4B 3H7

MLS®#: **A2178662** Area: **Downtown** Listing Date: **11/13/24** List Price: **\$219,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **581 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **539**
 Low Sqft:
 Ttl Sqft: **539**

DOM

7
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Courtyard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7' 10" x 6' 11"	Bedroom	Main	11' 9" x 12' 10"
Dining Room	Main	11' 4" x 7' 7"	Kitchen	Main	11' 4" x 8' 2"
Living Room	Main	8' 9" x 11' 6"			

Legal/Tax/Financial

Condo Fee: **\$415** Title: **Fee Simple** Zoning: **DC-7**
 Fee Freq: **Monthly**

Legal Desc:

0511017

Remarks

Pub Rmks:

UTILITIES / HEAT / ELECTRICITY / WATER all included in condo fees. Entire unit JUST FRESHLY PAINTED. 4 BRAND NEW APPLIANCES. All yours in this updated, modern & move in ready 1 bedroom condo, in central Airdrie. Newer laminate throughout the main area, plus carpeting in the bedroom. Full closet at the front door. Stainless steel appliances are BRAND NEW (stickers still on!) Fresh paint throughout the unit. Dining & living room are separated, and are spacious. Views of the courtyard from the dining room & kitchen. Bedroom has double closets, and could house a king size bed, plus a view of the courtyard. Stackable washer & dryer are conveniently located away from the bedroom. Utilities, heat & power, are included in your condo fees. Assigned parking is located above ground very close to the front entrance. Good size titled storage unit also included.

Inclusions:

n/a

Property Listed By:

Century 21 PowerRealty.ca

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









