



THE
A-TEAM

**RE/MAX
FIRST**

604 8 Street #5103, Airdrie T4B 2W4

MLS® #: **A2179184**

Area: **Luxstone**

Listing Date: **11/15/24**

List Price: **\$249,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2002**

Finished Floor Area
Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

18
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar: **850 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **0**

Access:

Lot Feat:
Park Feat: **Outside,Parkade,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Elevator,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`11" x 5`5"	Kitchen	Main	9`1" x 10`9"
Dining Room	Main	9`3" x 9`11"	Living Room	Main	11`6" x 14`0"
Bedroom - Primary	Main	10`10" x 10`10"	Bedroom	Main	9`7" x 10`4"
Laundry	Main	3`6" x 7`9"	4pc Bathroom	Main	4`11" x 8`4"
3pc Ensuite bath	Main	4`11" x 7`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$544

Fee Simple

DC-7

Fee Freq:

Monthly

Legal Desc: 0212053

Remarks

Pub Rmks: **Welcome to this charming two-bedroom, two-bathroom condo that offers the perfect blend of comfort and convenience. With 846 square feet of thoughtfully designed living space, this home is ideal for first-time buyers, those looking to downsize, or investors seeking a promising opportunity. Step inside and be greeted by an open-concept layout that maximizes space and natural light. The inviting living area seamlessly connects to a well-appointed kitchen, featuring ample counter space for culinary adventures and casual dining. The primary bedroom serves as a tranquil retreat, complete with a stylish en-suite bathroom for added privacy and comfort. Practicality meets style throughout this condo, with generous in-unit storage solutions to keep your living space organized and clutter-free. A versatile spare room offers flexibility, perfect for a home office, guest accommodations, or additional storage. Enjoy the convenience of in-suite laundry, making daily chores a breeze. Step out onto your private balcony, an ideal spot to savor your morning coffee or unwind after a long day. The condo fees include all utilities (except internet and TV), providing peace of mind and simplifying your monthly expenses. Situated in a prime location, this home offers easy access to shopping, dining, and public transportation. Experience the perfect balance of urban convenience and comfortable living in this well-maintained condo. Don't miss the opportunity to make this your new home sweet home!**

Inclusions: N/A

Property Listed By: RE/MAX Landan Real Estate

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



