



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 MARKET Boulevard #2407, Airdrie T4A 0W8**

MLS®#: **A2179410**      Area: **Kings Heights**      Listing Date: **11/15/24**      List Price: **\$340,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**  
 Year Built: **2018**  
Lot Information  
 Lot Sz Ar: **616 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **567**  
 Low Sqft:  
 Ttl Sqft: **567**

DOM

**68**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Wood Frame**  
 Flooring: **Carpet, Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`5" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`10" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 10`2"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee: **\$345**      Title: **Fee Simple**      Zoning: **M2**  
 Fee Freq: **Monthly**

Legal Desc:

1711132

Remarks

Pub Rmks: **This unit gleams with pride of ownership! Bright kitchen cupboards, stone counters, undermount sink, eat up island and under cabinet lighting just get you started on this beautiful mountain view unit in a quiet 40+ building. You enter in to tall ceilings, and luxury vinyl flooring, leading you past a full 3 piece bathroom, and in suite laundry to the carpeted living room that has plenty of room to entertain guests, and stare at the mountains from the balcony which also has natural gas hookup for BBQ season! The master bedroom has his and hers closets, and is big enough for a king sized suite! Topped off with wall A/C for hot summer days, underground parking with storage, and an amazing, walkable location that is literally steps to shopping. The building also has a party room for larger gatherings, and an out door area! Call today for your own private showing!**

Inclusions:  
Property Listed By: **Key Fob and remote  
Royal LePage Benchmark**

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













