



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 MARKET Boulevard #2206, Airdrie T4A 0W8**

MLS® #: **A2179438**

Area: **Kings Heights**

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

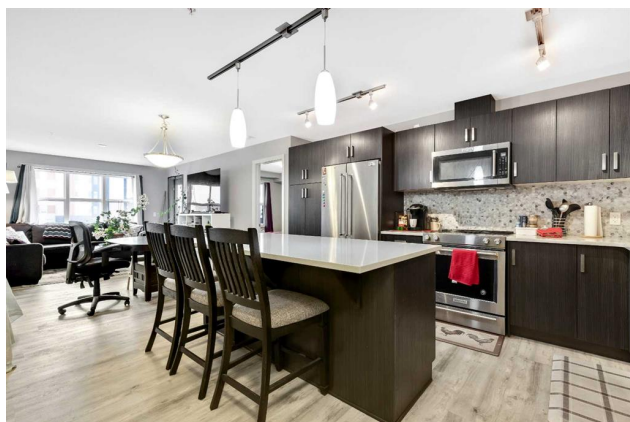
List Price: **\$440,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 04-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential  
Apartment**  
Sub Type: **Airdrie**  
City/Town: **Airdrie**  
Year Built: **2018**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **993**  
Low Sqft:  
Ttl Sqft: **993**

DOM

**36**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked**  
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	7' 6" x 8' 3"	Entrance	Main	3' 9" x 4' 7"
Kitchen	Main	9' 0" x 11' 10"	Dining Room	Main	8' 6" x 12' 3"
Living Room	Main	10' 11" x 12' 3"	Bedroom	Main	10' 2" x 10' 11"
Bonus Room	Main	7' 5" x 7' 6"	Laundry	Main	3' 6" x 3' 8"
4pc Ensuite bath	Main	4' 11" x 10' 5"	4pc Bathroom	Main	7' 6" x 8' 3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$573

Fee Simple

m2

Fee Freq:

Monthly

Legal Desc: 171132

Remarks

Pub Rmks: **Welcome to unit 2206 in "The Chateaux", a 40+ Building in one of the nicest communities in Airdrie! This is your opportunity to own an incredible unit, in an absolutely incredible building! As you enter the unit, you will notice an open concept floor plan, which includes a bright and airy kitchen, with a large island. Moving through the kitchen you will find yourself in the welcoming living area, which allows for space to host friends and family comfortably! As you enter the primary bedroom, you will notice the large closet that leads directly into the ensuite with a "jack and Jill" double sink, with standing shower. The second bedroom offers plenty of space, as well as an additional walk in closet, leading into the shared bathroom with a soaker tub! There truly isn't much #2206 doesn't offer! As you step outside onto the balcony, you will appreciate the room you have to have a coffee in the morning, or enjoy a dinner in the summer months! And for the winter months, you won't have to worry about dusting the snow off your car, as this unit includes a titles underground parking stall!**

Inclusions: N/A  
Property Listed By: eXp Realty

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



