



THE
A-TEAM

**RE/MAX
FIRST**

2066 LUXSTONE Boulevard #1202, Airdrie T4B 0L2

MLS®#: **A2180360**

Area: **Luxstone**

Listing Date: **11/20/24**

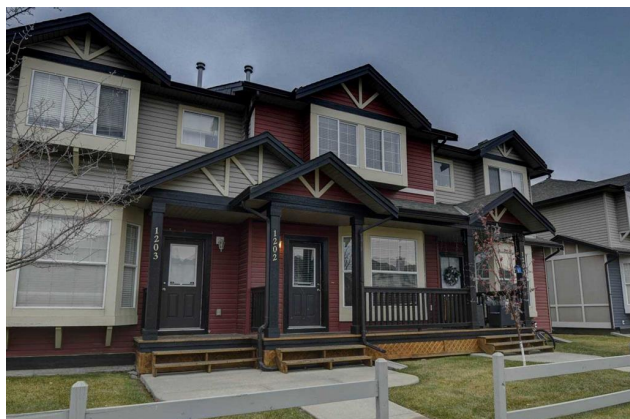
List Price: **\$384,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2007**

Finished Floor Area
Abv Sqft: **1,168**
Low Sqft:
Ttl Sqft: **1,168**

DOM

1
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Level**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Stove(s),Washer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,High Ceilings,Laminate Counters,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`0" x 13`5"
Kitchen	Main	13`0" x 8`0"
Bedroom - Primary	Upper	13`7" x 12`0"
Bedroom	Upper	9`8" x 8`5"
Family Room	Lower	25`7" x 13`5"

Room	Level	Dimensions
Dining Room	Main	9`10" x 6`4"
2pc Bathroom	Main	5`7" x 5`0"
Bedroom	Upper	9`9" x 8`4"
4pc Bathroom	Upper	7`10" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$324

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0715128**

Remarks

Pub Rmks: **Welcome to the Luxstone Park Place complex! This 3-bedroom townhome is a testament to style, functionality, and prime location. Embrace the airy ambiance of this home with its open floor plan that effortlessly merges style and functionality. Natural light streams in, creating a warm and inviting atmosphere throughout. The large living room, adjoining kitchen with eating bar and walk in pantry as well as dining space provide an ideal setting for both entertaining and everyday living. Step out onto your sunny south-facing backyard featuring a newer deck and well manicured lawn all maintained by building management. The upper floor has 3 large bedrooms with the primary bedroom featuring a walk-in closet. The basement is finished and presents an opportunity to personalize and expand your living space. Envision a cozy family room, a home office, or an additional bedroom and bathroom - the possibilities are endless. This home checks all the boxes for a home owner or savvy investor. Home requires some repairs which are currently being undertaken and home will be freshly painted prior possession.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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

