



THE
A-TEAM

**RE/MAX
FIRST**

2445 KINGSLAND Road #1809, Airdrie T4A 0B8

MLS®#: **A2181457**

Area: **Kings Heights**

Listing Date: **12/03/24**

List Price: **\$394,500**

Status: **Pending**

County: **Airdrie**

Change: **-\$5k, 04-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,963 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,268**

Low Sqft:

Ttl Sqft: **1,268**

DOM

50

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Kitchen Island,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`2" x 3`10"
Dining Room	Main	12`6" x 9`8"
Pantry	Main	3`3" x 3`0"
4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Second	7`4" x 12`8"
4pc Ensuite bath	Second	7`11" x 4`11"

Room	Level	Dimensions
Living Room	Main	11`11" x 14`3"
Kitchen	Main	11`4" x 14`3"
2pc Bathroom	Main	3`4" x 7`0"
Bedroom	Second	7`5" x 10`0"
Bedroom - Primary	Second	12`8" x 14`2"

Legal/Tax/Financial

Condo Fee:
\$345

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **0613450**

Remarks

Pub Rmks: ***CANCELLED* OPEN HOUSE - Sat. Jan 11, 1-3pm* Welcome to #1809 - 2445 Kingsland Road! This spacious end-unit townhome features an open-concept main floor, durable laminate flooring, a welcoming living room, a bright dining area and half bathroom. The kitchen includes stainless steel appliances, a pantry, and a center island. Upstairs, you'll find 3 bedrooms, including a primary suite with a 4-piece ensuite. Two additional bedrooms and full bathroom upstairs provide flexibility for a growing family. The unfinished basement, featuring bathroom hookups, provides versatility for future development and the opportunity to add value to your home. The fully fenced backyard includes a gas BBQ hookup and plenty of room for entertaining. This home is close to schools, shopping, and public transit and includes two parking stalls conveniently located right out front, with additional visitor parking nearby.**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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







