

**700 WILLOWBROOK Road #2106, Airdrie T2B 0L5**

MLS® #: **A2181844** Area: **Willowbrook** Listing **11/30/24** List Price: **\$254,900**  
 Status: **Active** County: **Airdrie** Change: **-\$100, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2008** Abv Sqft: **912**  
Lot Information Low Sqft:  
 Lot Sz Ar: **926 sqft** Ttl Sqft: **912**  
 Lot Shape:

DOM

**53**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Secured,Underground**

Utilities and Features

Roof:  
 Heating: **Boiler,In Floor** Construction: **Wood Frame**  
 Sewer: Flooring: **Laminate,Tile**  
 Ext Feat: **Balcony** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Kitchen Island,Laminat Counters,Open Floorplan,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 13`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 13`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`8" x 9`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`1" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`8" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`9" x 8`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$663** Title: **Fee Simple** Zoning: **R5**

Fee Freq:  
**Monthly**

Legal Desc: **0914335**

Remarks

Pub Rmks: **Why Willowbrook? It is close to EVERYTHING! Shopping, transit, Schools, parks and Playgrounds and your fave morning walk along Nose Creek. Very quiet condo with easy access to Airdrie's main roads. Step into the expansive floorplan, flooded with natural light that highlights the open living and dining areas. The large kitchen has bright white cabinets, ample counter space, a generous eating bar with room for three, and a well sized pantry to store all your culinary essentials. Relax on your private balcony, surrounded by the beauty of mature trees that create a serene, picturesque setting—perfect for morning coffee or evening unwinding. The Primary bedroom is a true sanctuary, offering a HUGE walk-in closet, two EXTRA closets and direct access to a handy 4-piece ensuite, ideal for recharging after a long day. The second bedroom, located on the opposite side of the unit ensures ultimate privacy for guests or family. A second 4-piece bathroom and a spacious laundry/storage room add to the unit's functionality and thoughtful design. Enjoy the convenience and peace of mind of your titled underground parking stall—say goodbye to snow-covered cars in winter! This home has been lovingly maintained, including the installation of a new boiler just five years ago. This condo is move-in ready, you can move in as early as January 2nd! Better check it out today!**

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

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







