



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2461 BAYSPRINGS Link #1416, Airdrie T4B 4C6**

MLS® #: **A2182954**

Area: **Baysprings**

Listing Date: **12/11/24**

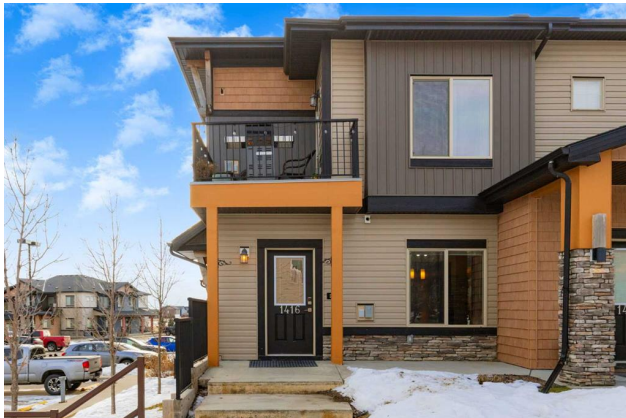
List Price: **\$299,990**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2016**

Finished Floor Area  
Abv Sqft: **826**  
Low Sqft:  
Ttl Sqft: **826**

DOM

**10**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Stacked Townhouse**

Lot Information

Lot Sz Ar: **883 sqft**  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Landscaped**  
Park Feat: **Plug-In,Stall**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Wood Frame**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 10`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`0" x 12`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`5" x 6`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>9`0" x 3`3"</b>

Room	Level	Dimensions
<b>Pantry</b>	<b>Main</b>	<b>3`0" x 2`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`0" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`8" x 6`2"</b>
<b>Storage</b>	<b>Main</b>	<b>7`11" x 3`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$355**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R4**

Legal Desc: **1612252**

Remarks

Pub Rmks: **Welcome to this beautifully maintained 2-bedroom, 1-bathroom corner unit condo in Airdrie—a rare find under \$300K! This bright and inviting home offers an abundance of natural light, enhanced by its corner unit location and 9-foot ceilings, creating an open and airy atmosphere perfect for both relaxing and entertaining. Open living space, with a modern kitchen that is equipped with well maintained Whirlpool appliances. Two bedrooms, which offer great flexibility for a small family, guests, or a home office. The unit also features a brand-new furnace, installed earlier this year! In-unit storage, and a convenient assigned parking stall just steps from your door. The low condo fees make this property an attractive choice for anyone seeking a hassle-free, low-maintenance lifestyle. Located in a highly desirable area, you'll be close to parks, schools, shopping, and all the local amenities you need, making this home ideal for first-time buyers, small families, or investors. With nothing else like this on the market in this price range, it truly stands out as a fantastic opportunity. Don't miss the chance to own this charming condo in a great location. Schedule your private showing today and imagine yourself living in this lovely, affordable home!**

Inclusions:  
Property Listed By: **N/A  
Real Broker**

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







