



THE
A-TEAM

**RE/MAX
FIRST**

700 WILLOWBROOK Road #2217, Airdrie T2B 0L5

MLS®#: **A2183748**

Area: **Willowbrook**

Listing Date: **12/17/24**

List Price: **\$279,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Airdrie**
City/Town: **Airdrie**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **918**
Low Sqft:
Ttl Sqft: **918**

DOM

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 8`3"	4pc Bathroom	Main	4`10" x 8`3"
Balcony	Main	11`3" x 3`11"	Bedroom	Main	8`3" x 16`10"
Foyer	Main	4`9" x 15`8"	Kitchen	Main	8`4" x 13`4"
Laundry	Main	8`2" x 7`8"	Living Room	Main	13`0" x 15`3"
Pantry	Main	7`11" x 2`1"	Bedroom - Primary	Main	9`11" x 14`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$658

Fee Simple
Fee Freq:
Monthly

R5

Legal Desc: 0914335

Remarks

Pub Rmks: **Renovation just completed! This 2 bedroom, 2 bathroom unit boasts brand-new features throughout! Including new cabinets and countertops, stylish luxury vinyl plank flooring in every room, fresh paint, new baseboards and casings, modern lighting and more... This unit is definitely a must see! It has an open floor plan and at the heart is the shiny new kitchen featuring a stylish Island with a raised breakfast bar-perfect for casual dining or entertaining. Enjoy the convenience of a brand new stainless steel sink with a sleek new faucet. You'll fall in love with the new white cabinets, stunning quartz countertops, new glass tile backsplash and new dishwasher! The east facing balcony off the living room is perfect for enjoying your morning coffee and watching the sunrise during warmer weather. The Master suite offers dual closets, a spacious walk in closet and a beautifully updated 4PC ensuite bathroom. The second bedroom located on the opposite end of the unit for added privacy is a great size and is conveniently situated next to the additional updated 4PC bathroom. A perfect setup for guests, family or a home office. In-suite Laundry can be found in the storage room, adding both practicality and extra space for your belongings. This move in ready home is close to dining, shopping, golf course and steps to a lovely walking path, book your showing today!**

Inclusions: N/A
Property Listed By: CIR Realty

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







