



THE
A-TEAM

**RE/MAX
FIRST**

1001 8 Street #3904, Airdrie T4B 0W7

MLS®#: **A2183823**

Area: **Williamstown**

Listing Date: **12/20/24**

List Price: **\$375,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2011**

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

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,599 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Street Lighting**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`0" x 8`0"
Living Room	Main	18`0" x 14`0"
Foyer	Main	5`0" x 5`0"
Bedroom - Primary	Upper	12`2" x 11`2"
Loft	Upper	4`11" x 2`5"
Bedroom	Upper	8`5" x 9`10"
Family Room	Basement	25`7" x 13`7"

Room	Level	Dimensions
Pantry	Main	3`11" x 3`11"
Dining Room	Main	6`5" x 6`1"
2pc Bathroom	Main	5`9" x 4`10"
Walk-In Closet	Upper	6`8" x 5`8"
Bedroom	Upper	8`5" x 9`10"
4pc Ensuite bath	Upper	7`11" x 5`11"
Furnace/Utility Room	Basement	11`0" x 4`3"

Laundry
3pc Bathroom

Basement
Basement

6`2" x 5`7"
8`0" x 5`7"

Storage

Basement

10`0" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1013311**

Remarks

Pub Rmks: ****OPEN HOUSE - Saturday Dec 21st 2-4pm and Sunday Dec 22 1-3 pm** Welcome to the the very desirable TRAILS at Williamstown complex. This open concept 3 bedroom, 2.5 bathroom town house with developed basement may just the the property you have been waiting for!!! These thoughtfully designed units have a large living area that opens to a spacious kitchen with granite counter tops and stainless steel appliances. The separated dining area with bench seat window is a nice added touch! There is also a corner pantry that has a ton of shelving!! Upstairs are three good sized bedrooms. The primary bedroom is big enough for a king sized bed, has a nice walk in closet and cheater door into the full bathroom. The developed basement in this unit is a nice added bonus. With a huge open room and a three piece bathroom, as well as a finished laundry room!! You will find the basement very flexible and inviting. A great place to spend family time, a playroom for kids, or an extra bedroom if needed!! The complex is well managed with a playground, and a recreation center that can be rented out by owners in the complex! The unit has one assigned parking stall and a second parking pass that can be used in a large number of stalls in the complex. This property is priced to sell so book you showing today and don't miss out!!**

Inclusions:
Property Listed By: **window blinds
RE/MAX House of Real Estate**

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







