



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 SILVER CREEK Boulevard #21, Airdrie T4B 2R2**

MLS®#: **A2183898**

Area: **Silver Creek**

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

List Price: **\$399,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **1999**

Finished Floor Area  
Abv Sqft: **1,373**  
Low Sqft:  
Ttl Sqft: **1,373**

DOM

**4**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,840 sqft**  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Landscaped,Level**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 11`2"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>10`6" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 9`0"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`11" x 10`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`2" x 6`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`3" x 3`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`6" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`5" x 9`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`8" x 6`3"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>8`1" x 11`7"</b>

Legal/Tax/Financial

Condo Fee:  
**\$283**

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

Zoning:  
**R2-T**

Legal Desc: **9911059**

Remarks

Pub Rmks: **Welcome to this spacious Townhome in the family-friendly community of Silver Creek. With just under 1400 sq ft above grade and close to 500 sq ft in the basement, you will find plenty of space for family, pets, storage and friends! The bright Kitchen overlooks the open floor plan where the gas fireplace provides the primary focal point. Patio doors lead you to the deck and greenspace behind the home while letting in tons of natural light. The main floor also includes a 2 piece bath, foyer and entrance to/from the garage. Upstairs boasts a large primary bedroom with a walk-in closet and cheater ensuite, 2 other bedrooms and a bonus room/nook! The basement is fully finished with a massive family room combined with a flex room space, another 3 piece bath, laundry and storage room. The single attached garage is great for storage OR to keep you car warm through the winter. Low condo fee's with a steady Management Company makes this home an incredible purchase. Book your private showing today!**

Inclusions:  
Property Listed By: **n/a**  
**Purpose Realty**

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

















ListSimple 21-12 Silver Creek Blvd NW, Airdrie - MAIN

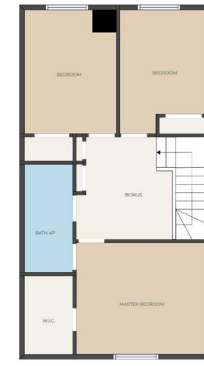


Room	Dimensions
Bedroom	11'7" x 10'
Bedroom	12'4" x 12'
Dining	10'0" x 10'
Kitchen	10'0" x 10'
Living	10'0" x 10'
Master Bedroom	10'0" x 10'
Master Bath	5'0" x 5'0"
Bathroom	5'0" x 5'0"

Disclaimer: This floor plan is for informational purposes only and does not constitute an offer of real estate services. The information is provided for your reference only and is not intended to be used as a basis for any real estate transaction. The information is provided for your reference only and is not intended to be used as a basis for any real estate transaction. The information is provided for your reference only and is not intended to be used as a basis for any real estate transaction.

Client: Tim Valman December 16, 2024 Job #: 059145

ListSimple 21-12 Silver Creek Blvd NW, Airdrie - UPPER 1



Room	Dimensions
Bedroom	10'0" x 10'
Bedroom	11'0" x 11'0"
Bedroom	11'0" x 11'0"
Bonus	10'0" x 10'
Bathroom	5'0" x 5'0"
Bathroom	5'0" x 5'0"

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Client: Tim Valman December 16, 2024 Job #: 059145

ListSimple 21-12 Silver Creek Blvd NW, Airdrie - BASEMENT



Room	Dimensions
Family Room	11'0" x 11'0"
Media Room	10'0" x 10'0"
Flex	10'0" x 10'0"
Bathroom	5'0" x 5'0"

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