

700 WILLOWBROOK Road #2105, Airdrie T2R 0E5

12/19/24 List Price: **\$250,000** MLS®#: A2183967 Area: Willowbrook Listing

Status: **Pending Airdrie** None Association: Fort McMurray County: Change:

Date:

General Information

Prop Type: Sub Type: **Apartment**

City/Town: **Airdrie** Year Built: 2008 Lot Information

Lot Sz Ar: Lot Shape: Residential

Finished Floor Area Abv Saft:

Low Sqft:

1,091 sqft Ttl Sqft: 1,080

<u>Parking</u>

1,080

DOM

<u>Layout</u>

Beds:

Baths:

Style:

34

1 Ttl Park:

2 (2)

2.0 (2 0)

Apartment

Garage Sz:

Access: Lot Feat:

Park Feat: Heated Garage, Secured, Underground

Utilities and Features

Roof: Construction: Heating:

Boiler, In Floor **Wood Frame** Flooring:

Ext Feat: None Carpet, Ceramic Tile, Laminate Water Source:

Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Int Feat: Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Tankless Hot

Water

Sewer:

Utilities: Room Information

Room Level **Dimensions** Room Level **Dimensions** 4pc Bathroom Main 4`11" x 8`5" **Bedroom** Main 10`5" x 12`5" Laundry Main 10`5" x 4`9" **Entrance** Main 4`10" x 8`3" **Dining Room** Main 5`10" x 10`6" Balcony Main 11`1" x 4`0" Kitchen Main 9°2" x 10°3" **Bedroom - Primary** Main 11`4" x 14`10" 4`11" x 8`4" Walk-In Closet 11`4" x 4`11" 4pc Ensuite bath Main Main Legal/Tax/Financial

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

Fee Freq: Monthly

Legal Desc: **0914335**

Remarks

Pub Rmks:

Freshly Painted! Perfect for INVESTORS or FIRST-TIME HOMEBUYERS. Enter into this spacious unit and be met by the wide open kitchen, dining, and living room. There is a huge kitchen island that has bar seating for those quick everyday meals. The kitchen is filled with updated stainless steel appliances. Head through the dining room and onto the large balcony to enjoy those prairie skies! Back inside is the living room with TONS of space for entertaining or setting up your home office. The wide open floor plan perfectly separates the two huge bedrooms. To the right you have a MASSIVE walk-in closet that provides AMPLE storage as well as two HUGE closets in the hallway leading to the LARGE bedroom. The 4 Piece bathroom provides privacy to you and your guests. On the other side of the apartment you have a MASSIVE laundry room with storage and a beautiful 4 piece ensuite bathroom. Enter into the primary bedroom that has a HUGE east-facing window to allow tons of natural light to flood the room. This unit comes with TITLED parking underground and there is an option to lease a stall in the main parking lot. You don't want to miss this one!

Inclusions: N/A

Property Listed By: **eXp Realty**

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















