



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 MARKET Boulevard #1107, Airdrie T4A 0W8**

MLS® #: **A2185742** Area: **Kings Heights** Listing Date: **01/09/25** List Price: **\$340,000**  
Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Airdrie**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **767 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **704**  
Low Sqft:  
Ttl Sqft: **704**

DOM

**23**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Parkade,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor**  
Sewer:  
Ext Feat: **Barbecue**  
Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Smoking Home,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 12`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 14`0"</b>
<b>Den</b>	<b>Main</b>	<b>10`3" x 7`7"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`7" x 3`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`8" x 3`5"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`4" x 6`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 10`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>10`0" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$434

Fee Simple

M2

Fee Freq:  
Monthly

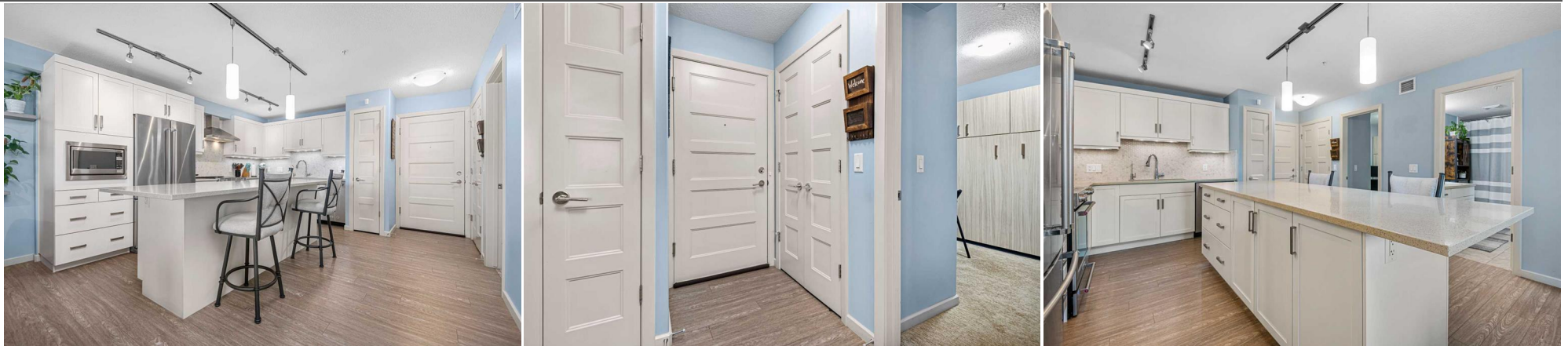
Legal Desc: 1711132

Remarks

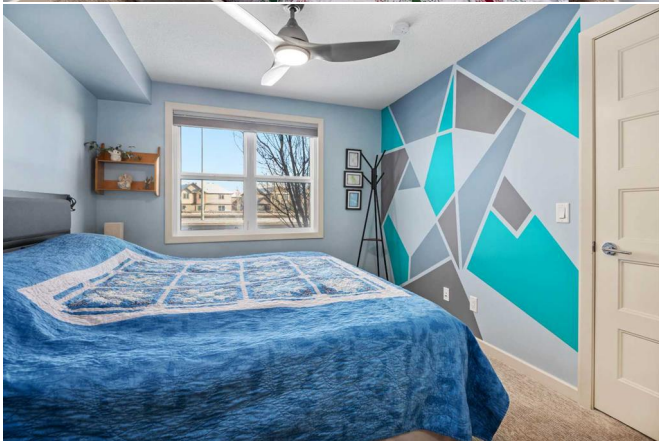
Pub Rmks: **Welcome to your ideal home in this exceptional condo building that blends style, comfort & convenience. Whether you're downsizing, a first-time buyer, or seeking a low-maintenance lifestyle, this property offers it all! This open-concept home is warm & inviting, featuring a bright & spacious living room with modern vinyl plank flooring & in-floor heating, which creates a cozy atmosphere during the colder months & air conditioning to keep you cool in the warmer months. The kitchen is a true highlight with sleek stainless steel appliances, stunning quartz countertops, ample cabinet space & under-counter lighting, making it both functional & stylish. Whether you're hosting a dinner party or enjoying a quiet evening at home, this space is designed to impress. The spacious primary bedroom boasts a walk-in closet, providing ample storage space, while the bathroom is a tranquil retreat with a deep soaker tub—perfect for unwinding after a busy day. The den, thoughtfully equipped with a Murphy bed, provides a versatile area that can easily transition into a guest room or office, ensuring the home adapts to your needs. Additional perks include in-suite laundry for added convenience. Step outside onto your private patio, which offers direct walkout access to a lush greenspace. This unique feature is perfect for pet owners or those who appreciate the ease of stepping outdoors for fresh air. The patio also includes a convenient gas line, ideal for summer BBQs & entertaining friends & family. This condo building is designed to enhance your lifestyle with its impressive amenities, including titled underground parking with a storage unit to keep your vehicle safe & items accessible year-round. The garage also features a shop vacuum for residents. Hobbyists will love the woodworking room, while the amenity shop caters to everyday convenience. The courtyard with a firepit creates a welcoming space to gather with neighbors or relax under the stars. Situated in an unbeatable location, this home is just a short walk to Save-On-Foods, No Frills, restaurants, doctor's offices & pharmacies. With easy access to QE2, commuting is effortless, making this property ideal. Experience the charm of this exceptional apartment & enjoy the lifestyle it offers. Don't wait—schedule your private viewing today & make this dream home yours!**

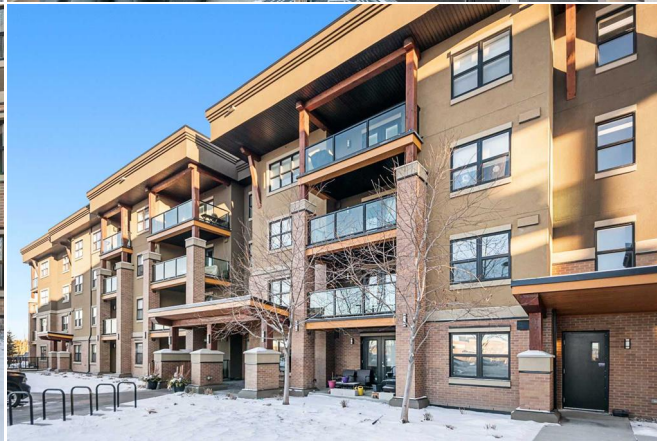
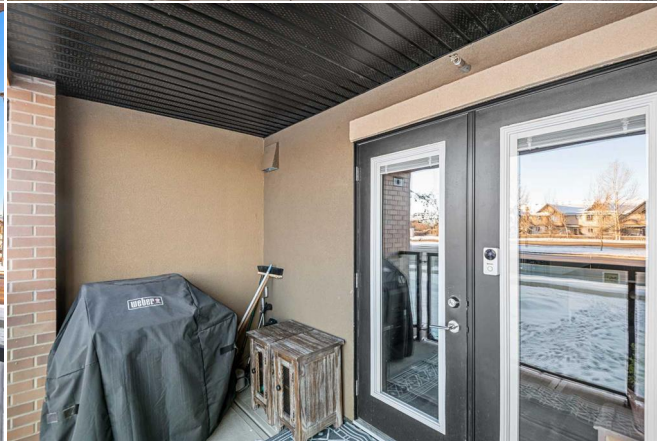
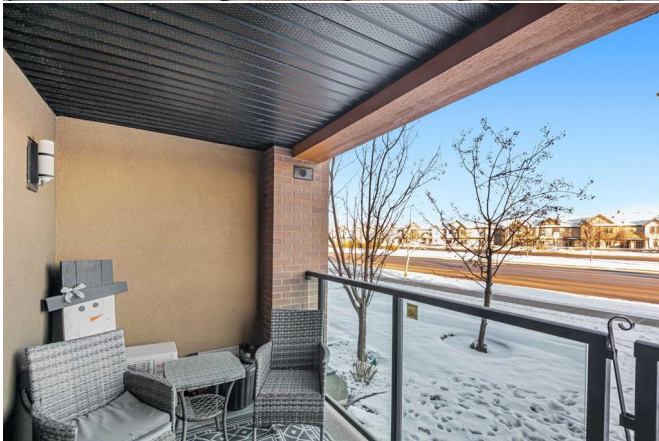
Inclusions: **BBQ & Murphy Bed**  
Property Listed By: **MaxWell Capital Realty**

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









#1107 - Main Level Unit

Underground  
Parking

Front Entrance

