



THE
A-TEAM

**RE/MAX
FIRST**

83 LAMBEAU Lane, Airdrie T4A 3P3

MLS® #: **A2186378**

Area: **Lanark**

Listing Date: **01/08/25**

List Price: **\$629,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**

QUICK POSSESSION

KINGSTON
83 Lambeau Lane SE • Lanark, Airdrie

1476 sq. ft. 3 bedrooms 2.5 bathrooms 20'



FEATURES

- ✓ Triplex (Left Unit)
- ✓ No Condo Fees
- ✓ Basement Side Entry
- ✓ Detached Double Car Garage
- ✓ Front Concrete Pad
- ✓ Full Landscaping to Front/Back
- ✓ 9' Main Floor Ceiling
- ✓ Rear Treated Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Electric Fireplace
- ✓ Walk in Closet



NOTES

*Price includes forkgat. Price, features & plan are subject to change at any time.

General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Airdrie

Year Built:

2025

Lot Information

Lot Sz Ar:

2,260 sqft

Lot Shape:

Finished Floor Area

Abv Sqft: **1,525**

Low Sqft:

Ttl Sqft: **1,525**

Access:

Lot Feat:

Park Feat:

Back Yard, Landscaped

Double Garage Detached

DOM

24

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator**
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	12`11" x 12`7"	Kitchen	Main	13`2" x 9`10"
Den	Main	10`0" x 9`8"	2pc Bathroom	Main	
Dining Room	Main	9`10" x 9`5"	Bedroom - Primary	Second	12`4" x 12`1"
4pc Ensuite bath	Second		Bedroom	Second	10`3" x 9`4"
Bedroom	Second	10`0" x 9`8"	4pc Bathroom	Second	
Laundry	Second	6`0" x 5`6"			

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 2211631
 Zoning: r3

Remarks

Pub Rmks: **THIS HOME IS UNDER CONSTRUCTION, APPROX 4 - 5 MONTHS TO COMPLETION. ,DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "Kingston" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the front flexroom/den. 9ft ceiling and hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink in the huge island. The spacious dining area features a large picture window. The spacious greatroom facing the large back yard, with lots of space for the kids to play. Also a rear entry door to the deck for those summer bbq's. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity with his n her sinks. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread. . THIS IS AN END UNIT WITH SIDE ENTRY TO THE BASEMENT.**

Inclusions: n/a
 Property Listed By: MaxWell Capital Realty

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



