



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #2101, Airdrie T4B 3S5

MLS® #: **A2186732** Area: **Prairie Springs** Listing Date: **01/11/25** List Price: **\$305,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **748 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Backs on to Park/Green Space, Corner Lot, Level**
 Park Feat: **Stall, Titled**

Finished Floor Area
 Abv Sqft: **813**
 Low Sqft:
 Ttl Sqft: **813**

DOM
21
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Vinyl Siding, Wood Frame**
 Heating: **In Floor, Natural Gas**
 Sewer:
 Ext Feat: **Other** Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`1" x 9`7"	Living Room	Main	15`0" x 12`0"
Laundry	Main	6`3" x 3`5"	Bedroom - Primary	Main	10`3" x 10`0"
Bedroom	Main	12`0" x 9`4"	4pc Bathroom	Main	10`9" x 6`3"

Legal/Tax/Financial

Condo Fee: **\$404** Title: **Fee Simple** Zoning: **R4**

Fee Freq:
Monthly

Legal Desc: **1312365**

Remarks

Pub Rmks: **Discover the charm of this inviting main level corner unit condo in Prairie Springs, featuring 2 BEDROOMS, 1 BATH, and TWO PARKING STALLS with no stairs to navigate. This home boasts a spacious living room with bright windows, modern quartz countertops, and stylish vinyl plank flooring throughout. The open-concept kitchen and dining area are perfect for entertaining, while the primary bedroom offers a large walk-in closet. Enjoy the convenience of in-suite laundry and additional storage space. Ideally situated right beside the WALKING PATH, this unit is perfect for leisurely strolls. Located next to Prairie Springs Park, with easy access to recreational activities, shopping, schools, and major commuter routes, this meticulously maintained unit with low condo fees is ready for you to call home.**

Inclusions: **N/A**
Property Listed By: **2% Realty**

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







