



THE
A-TEAM

**RE/MAX
FIRST**

403 MACKENZIE Way #4109, Airdrie T4B 3V7

MLS® #: **A2187027** Area: **Downtown** Listing Date: **01/23/25** List Price: **\$315,000**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 31-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2013**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Underground**

Finished Floor Area
 Abv Sqft: **933**
 Low Sqft:
 Ttl Sqft: **933**

DOM
72
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Other**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Ceiling Fan(s), Kitchen Island, Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`7" x 5`9"	Kitchen	Main	7`11" x 8`0"
Dining Room	Main	7`4" x 8`0"	Living Room	Main	13`6" x 15`3"
Bedroom - Primary	Main	9`10" x 14`11"	Bedroom	Main	9`4" x 9`10"
Flex Space	Main	7`9" x 7`10"	Laundry	Main	2`10" x 2`11"
4pc Bathroom	Main	4`11" x 9`4"	4pc Ensuite bath	Main	4`11" x 7`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$532

Fee Simple

M3

Fee Freq:

Monthly

Legal Desc: 1313150

Remarks

Pub Rmks: ****Welcome to your bright and spacious move-in ready 2-bedroom, 2-bath CONDO with heated underground parking! Located conveniently within walking distance to restaurants, grocery stores, coffee shops, and public transportation. As you step inside, you'll be captivated by the seamless open concept floor plan. The kitchen is a chef's dream, boasting stunning granite countertops, a convenient breakfast bar, exquisite cabinetry, and sleek stainless steel appliances. SOME AMAZING UPGRADES RECENTLY DONE! HERE'S A BREAKDOWN: Freshly painted walls and ceiling New carpets throughout the condo New fridge, stacked laundry unit, ceiling fans, kitchen sink faucet, and a new shower head in the Ensuite bathroom The primary bedroom is a true retreat, featuring a spacious walk-through closet leading to the elegant Ensuite. The second bedroom is thoughtfully designed with a second 4-piece bathroom just steps away, providing utmost convenience and privacy for guests or family members. With over 930 square feet of meticulously designed living space, you'll be amazed by the comfort and style this unit provides. Don't miss the opportunity to witness one of the best locations in the entire complex. Call today to schedule a private showing and experience the pinnacle of upscale living firsthand!**

Inclusions: na
Property Listed By: eXp Realty

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







