



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #6407, Airdrie T2B 3H6

MLS®#: **A2187913**

Area: **Downtown**

Listing Date: **01/15/25**

List Price: **\$289,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
City/Town: **Airdrie**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,064**
Low Sqft:
Ttl Sqft: **1,064**

DOM

7
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar: **1,076 sqft**
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned, Parking Lot, Stall

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main		4pc Bathroom	Main	
Dining Room	Main	8`6" x 10`9"	Kitchen	Main	10`4" x 11`6"
Living Room	Main	17`8" x 12`4"	Bedroom	Main	15`9" x 11`2"
Bedroom - Primary	Main	16`5" x 11`3"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$730

Fee Simple

DC-7

Fee Freq:

Monthly

Legal Desc: 0411586

Remarks

Pub Rmks: **Are you looking for a renovated top floor condo with 2 bedrooms and 2 bathrooms? What about one that has over 1060sqf, faces south, with two parking stalls and condo fees that include all utilities? Well, 2025 is about to get a bit sweeter for you. If you have been in the market for an affordable new home, a great rental property, or are rightsizing your life - you best come on down and see this gem. The executive style layout, one of the biggest in the development, sees the bedrooms/bathrooms on opposite sides of the home. The bedrooms are an excellent size, and the primary has a walkthrough closet into the ensuite. Both bathrooms have been gutted and now hold the title of nicest bathrooms in Mackenzie Pointe, complete with custom art storage cabinets. That title can be yours. The kitchen has been reconfigured to maximize its potential and welcomes the addition of new counters, backsplash, cabinet hardware. The fridge, stove and microwave have all been updated too. New light fixtures, paint and flooring throughout has breathed new life into this property. Enjoy your morning coffee or an evening BBQ on the covered south facing patio, with unobstructed views of Iron Horse Park and a natural gas connection. This home is also complete with newer in suite laundry. The downtown location of this condo is uber handy for groceries, meeting friends or hitting the walking paths. Call your trusted agent for a private showing before She Gon'.**

Inclusions: N/A

Property Listed By: Century 21 Bamber Realty LTD.

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









