



THE
A-TEAM

**RE/MAX
FIRST**

824 WINDBURY Street, Airdrie T4B 5J5

MLS®#: **A2188976**

Area: **Southwinds**

Listing Date: **01/20/25**

List Price: **\$549,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2023**
Lot Information
Lot Sz Ar: **1,741 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,521**
Low Sqft:
Ttl Sqft: **1,521**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Front Yard,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,Quartz Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 9`6"
Dining Room	Main	12`10" x 9`5"
2pc Bathroom	Main	3`0" x 6`2"
Bedroom - Primary	Upper	15`3" x 13`0"
Bedroom	Upper	9`4" x 13`0"
4pc Bathroom	Upper	5`4" x 8`2"
Walk-In Closet	Upper	5`8" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`10" x 10`5"
Foyer	Main	10`2" x 5`11"
Bonus Room	Upper	13`3" x 14`5"
Bedroom	Upper	9`4" x 9`6"
4pc Ensuite bath	Upper	9`3" x 5`9"
Laundry	Upper	5`4" x 6`6"

Title: **Fee Simple**
Legal Desc: **2210781**

Zoning: **R2-T**

Remarks

Pub Rmks: **Brand New 2-storey townhome comes with |3 BEDROOMS + Bonus Room | 2.5 BATHROOMS | DOUBLE ATTACHED GARAGE | NO CONDO FEE | FRONT PORCH | Located in the wonderful neighborhood of Southwinds Airdrie. MAIN FLOOR offers 9' ceiling with LVP flooring through-out, Bright spacious living room, Kitchen with Quartz countertops and Stainless steel Appliances, Huge dining area and Half bath. Upper floor has Large Bonus room, spacious master Bedroom with 4-piece Ensuite, Additional 2 good size bedrooms with 4-pc common full bath. Basement is Un finished with rough in Heating and plumbing. Laundry on upper floor and much more. Shows very well, Click on 3D virtual tour, Don't miss this home, book a showing today!**

Inclusions: **None**
Property Listed By: **URBAN-REALTY.ca**

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









