



THE
A-TEAM

**RE/MAX
FIRST**

280 WILLIAMSTOWN Close #1205, Airdrie T4B 4B6

MLS® #: **A2189055**

Area: **Williamstown**

Listing Date: **01/21/25**

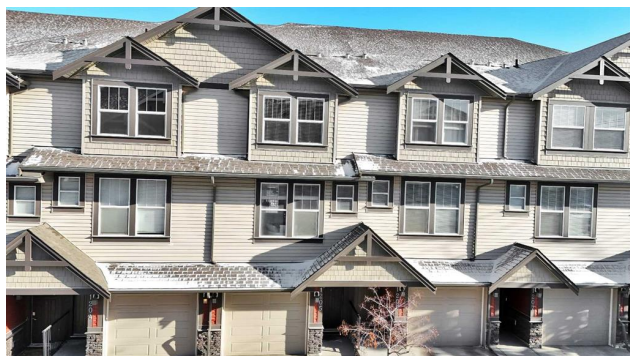
List Price: **\$437,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,476**
Low Sqft:
Ttl Sqft: **1,476**

Lot Information

Lot Sz Ar: **1,834 sqft**
Lot Shape:

DOM

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	3`9" x 7`1"
Kitchen	Main	11`5" x 14`7"
4pc Bathroom	Second	7`11" x 4`10"
Bedroom - Primary	Second	15`2" x 12`11"

Room	Level	Dimensions
Dining Room	Main	10`11" x 12`3"
Living Room	Main	15`2" x 13`10"
4pc Ensuite bath	Second	7`10" x 7`0"
Bedroom	Second	15`2" x 11`11"

Legal/Tax/Financial

Condo Fee:
\$390

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **R2-T**

Legal Desc:

1511398

Remarks

Pub Rmks:

Don't Miss This Fantastic Opportunity to Own an Immaculate 2-Bedroom, 2.5-Bathroom Townhouse with a Double Attached Garage! This Beautifully Maintained Home Offers the Perfect Blend of Comfort and Convenience, Featuring Spacious Living Areas, Modern Finishes, and a Prime Location. The Ground Floor Features the Spacious Garage, While the Main Level Offers a Cozy and Inviting Open-Concept Kitchen, Dining, and Living Room Area—Perfect for Relaxing or Entertaining. Upstairs, You'll Find a Luxurious Primary Suite Complete With a Walk-in Closet and Private Ensuite, an Additional Spacious Bedroom with its Own 4-piece Bath, and the Convenience of an Upstairs Laundry. Whether You're Looking for a Stylish New Home or an Investment Property, This One is a Must-See!

Inclusions:

N/A

Property Listed By:

CIR Realty

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

