



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**51 BIG HILL Way #9, Airdrie T4A 1M7**

MLS® #: **A2189789**

Area: **Big Springs**

Listing Date: **01/29/25**

List Price: **\$290,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 31-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **1980**

Finished Floor Area  
Abv Sqft: **576**  
Low Sqft:  
Ttl Sqft: **576**

DOM

**66**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking  
Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 7`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 12`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 11`9"</b>	<b>Laundry</b>	<b>Main</b>	<b>12`7" x 6`5"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>9`6" x 11`7"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`1" x 9`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$350

Fee Simple

R3

Fee Freq:  
Monthly

Legal Desc: 8110343

Remarks

Pub Rmks: **OPEN HOUSE Sun April 6th 2-4pm \*\*MOTIVATED SELLER - PRICE REDUCED! - LET'S WORK A DEAL ON THIS END UNIT TOWNHOUSE WITH A FULLY FENCED YARD \*\*\* New Price Mar 31st \*\*\* Great Opportunity to own this END UNIT Bi-Level Townhouse that has a FULLY FENCED YARD and has seen many RENOVATIONS and UPDATES. With 965 sqft of Developed Living Space plus the yard, you will be able to create a Home that is bright and enjoyable. When you enter this Townhouse, you will notice the Large Windows throughout and the No Carpet Flooring. The Kitchen has seen a recent Renovation with NEW WHITE CABINETRY, NEW COUNTERTOPS, Stainless Steel Appliances with a New Fridge, and Tiling. The Living Room is quite spacious with a Large West Facing Window overlooking the Yard. The Lower Level has 2 Large Bedrooms with Oversized Windows that are above grade, a RENOVATED 4 PC BATHROOM with a New Vanity, Toilet, Tub, and Flooring. There is Storage and a Laundry/Utility Room. Other updates include some new Doors, flooring and has been freshly painted on most walls and trim. The West Facing Yard is FULLY FENCED, has great space to enjoy your summer days, and a shed for extra storage. There are 2 entrances to the Townhouse. The Parking Stall is right in front and there is a lot of Visitor Parking steps away. Dogs are permitted with Board Approval. This Townhouse is ready for a Quick Possession. Ensure to watch the video tour on MLS or Realtor.ca.**

Inclusions: **Shed**  
Property Listed By: **RE/MAX Rocky View Real Estate**

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





