



THE
A-TEAM

**RE/MAX
FIRST**

309 WOODSIDE Drive #303, Airdrie T4B 2E7

MLS® #: **A2189996**

Area: **Woodside**

Listing Date: **02/26/25**

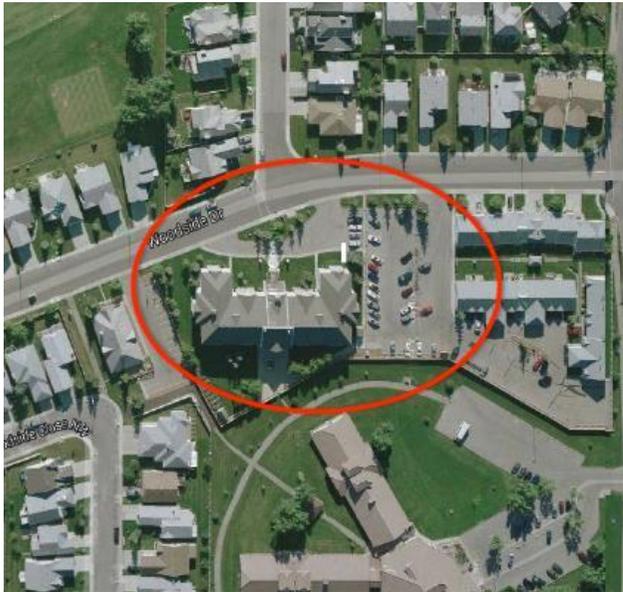
List Price: **\$209,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Airdrie**
City/Town: **Airdrie**
Year Built: **1993**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **529**
Low Sqft:
Ttl Sqft: **529**

DOM

0

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete, Mixed, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s)**
Int Feat: **Laminate Counters, Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Condo Fee:
\$319

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R4 Mid Rise Multifamily R

Legal Desc: **9711987**

Remarks

Pub Rmks: **QUIET, RELAXING, HASSLE-FREE** These are things people over 50 want in a place to live. Enjoy the peaceful views and friendly neighbors of this 3rd floor, 1-bedroom, morning sun -Airdrie apartment. The unit is smoke free and pet free. Just 40 units in the building, however, 39 are condos that people live in and 1 is owned by the condo corporation on second floor - that is for use as a meeting/games room....there is also a main floor gathering with kitchen, primarily used to celebrate full building functions like dinners and socials. The building is beautifully maintained, safe, and near a golf course. It's not just a place to live, it's a community. Condo fee includes water, sewer, garbage & recycle, common area maintenance, and heat. Electricity, phone / cable are extra.

Inclusions: **none**
Property Listed By: **Cash Back Real Estate Inc.**

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









