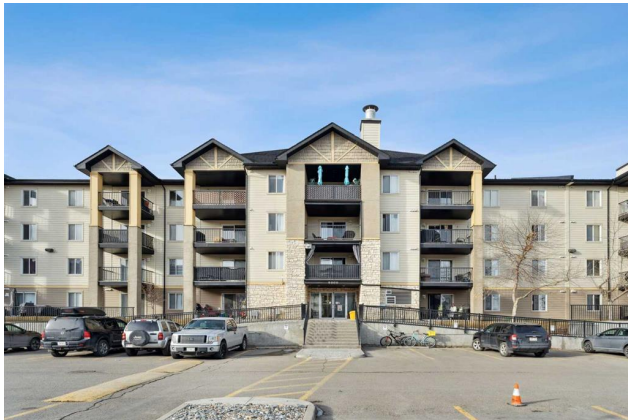


**304 MACKENZIE Way #8217, Airdrie T4B 3H8**

MLS®#: **A2190869** Area: **Downtown** Listing Date: **01/31/25** List Price: **\$285,000**  
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie** Finished Floor Area  
 Year Built: **2005** Abv Sqft: **796**  
 Lot Information  
 Lot Sz Ar: Low Sqft:  
 Lot Shape: Ttl Sqft: **796**

DOM  
**5**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**  
Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Baseboard,Hot Water** Flooring: **Vinyl Plank**  
 Sewer: Ext Feat: **Balcony** Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Range,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>4pc Ensuite bath</b>	<b>Main</b>	
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 11`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 9`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 8`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`5" x 3`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`10" x 10`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`1"</b>
<b>Balcony</b>	<b>Main</b>	<b>12`6" x 7`1"</b>			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$687

Fee Simple

DC-7

Fee Freq:

Monthly

Legal Desc: 0511017

Remarks

Pub Rmks: **Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo with underground parking. Offering a spacious and functional floor plan. you'll love the open concept layout and large windows. This comfortable home has two generously sized bedrooms, located on opposite sides of the unit, great for added privacy and providing ample space for relaxation and rest. The second bedroom includes a murphy bed, which adds flexibility in design. The central living area has sliding doors that lead out to a large covered balcony that's a perfect spot to bird watch and enjoy a morning coffee. With views of the courtyard and mature trees, this is a serene outdoor space to relax. The kitchen is modern with plenty of counter space and an eat up breakfast bar. There is an area for separate dining for added convenience. In addition, there is in-suite laundry with shelving for storage. The building itself is well-managed and offers incredible value, with condo fees that include all utilities, making budgeting easy and stress-free. For added comfort, this unit also comes with an underground, heated, titled parking spot. Dogs are not allowed in this complex, however the bylaws do allow for 2 cats. Situated in central Airdrie, you are walking distance to local shops and transit. Don't miss out on this rare opportunity to own a slice of comfort in an ideal location. Available for immediate occupancy.**

Inclusions: **Curtain Rods, Bathroom Shelf, Murphy Bed**  
Property Listed By: **CIR Realty**

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





