



THE
A-TEAM

**RE/MAX
FIRST**

700 WILLOWBROOK Road #2135, Airdrie T4B 0L5

MLS® #: **A2190955**

Area: **Willowbrook**

Listing Date: **01/30/25**

List Price: **\$244,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2008**

Finished Floor Area

Abv Sqft: **941**

Low Sqft:

Ttl Sqft: **941**

Lot Information

Lot Sz Ar: **926 sqft**

Lot Shape:

DOM

23

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Utilities and Features

Roof:
Heating: **Boiler,In Floor**

Sewer:
Ext Feat: **Balcony**

Construction:
Cement Fiber Board,Stucco,Vinyl Siding,Wood Frame

Flooring:
Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Storage,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 8`0"	Kitchen	Main	9`8" x 9`2"
Dining Room	Main	6`0" x 4`9"	Laundry	Main	8`5" x 4`8"
Foyer	Main	4`9" x 2`7"	Walk-In Closet	Main	8`4" x 4`2"
Storage	Main	10`0" x 4`9"	Bedroom - Primary	Main	12`2" x 10`0"
4pc Ensuite bath	Main	8`4" x 4`11"	Bedroom	Main	12`2" x 8`4"

4pc Bathroom

Main

8`3" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$693

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R5

Legal Desc: **0914335**

Remarks

Pub Rmks:

Welcome to this wonderfully appointed unit with 2 parking spots: 1 titled heated underground and 1 additional assigned surface spot! Welcome to your new home in the sought-after Willowbrook neighbourhood! Whether you're a first-time homebuyer, savvy investor, or simply looking for the perfect place to call home, this stunning condo offers unparalleled comfort and convenience. Key Features: *Open-Concept Layout: The kitchen, dining, and living areas flow seamlessly together, creating a bright, inviting space for everyday living and entertaining. *Modern Kitchen: Equipped with stainless steel appliances, a large island with raised breakfast bar seating, and ample cabinetry for all your culinary needs. *East-Facing Corner Unit: ALL rooms in the unit face east, allowing the entire home to bask in warm morning sunlight. Its corner location ensures enhanced privacy and a peaceful living experience. *Private Balcony: Step outside to savour your morning coffee or unwind in the evenings while enjoying the tranquil surroundings. *Primary Suite Sanctuary: The spacious primary bedroom features a walk-in closet, a 4-piece ensuite bath, and a window for ample natural light. *Second Bedroom & Bath: Located on the opposite side of the unit for added privacy, perfect for guests, family, or home office. *Ample Storage Space: The unit offers a generous walk-in closet, a massive pantry, and additional space in the laundry room to keep your belongings organized. *Additional Perks: 2 Parking Spots: Enjoy the convenience of both a heated underground parking stall and an additional surface parking spot. Heated Underground Garage: Added value with a warm, snow-free vehicle all winter long. *Visitor Parking: The building offers plenty of visitor parking for your guests' convenience. *Ground Floor Location: Easy access to the garage and external door makes coming and going a breeze. Prime Location: This condo is close to shopping, transit, schools, parks, and walking paths—everything you need is just minutes away! Don't miss the chance to own this sunny, thoughtfully designed corner unit with modern finishes and abundant storage. Schedule a showing today!

Inclusions:

n/a

Property Listed By:

Royal LePage Mission Real Estate

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









