



THE
A-TEAM

**RE/MAX
FIRST**

241 SOUTH POINT Park, Airdrie T4B 5G8

MLS® #: **A2191066** Area: **South Point** Listing Date: **01/31/25** List Price: **\$509,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,900 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,631**
 Low Sqft:
 Ttl Sqft: **1,631**

DOM

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

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Kitchen Island, No Smoking Home, Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 13`10"	Kitchen	Main	16`2" x 8`7"
Dining Room	Main	9`6" x 8`7"	Flex Space	Lower	9`2" x 8`2"
Walk-In Closet	Upper	5`6" x 4`6"	Laundry	Upper	4`9" x 3`6"
Bedroom - Primary	Upper	13`2" x 12`9"	Bedroom	Upper	9`4" x 7`10"
Bedroom	Upper	11`2" x 9`4"	2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: \$298	Title: Fee Simple Fee Freq: Monthly	Zoning: R3
Legal Desc:	2011637	

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY FEBURARY 1, 2025 from 1-3. Amazing opportunity to own this PRISTINE three storey townhome! Located in the sought after community of South Point you are close to all AMENITIES including schools, parks, shopping and restaurants/pubs! This Vesta built 1,600+/- townhome must be seen to be appreciated! Meticulously maintained, upon entering you are greeted by a generous foyer that leads to the DOUBLE ATTACHED garage that is FULLY FINISHED and HEATED! To the left of the foyer, there is a small room that can be used as a fourth bedroom or home office! Up the first stairs to the main living area, you are greeted an open floor plan and modern décor! The kitchen spacious offering loads of cabinet and counter space, QUARTZ counters and island, STAINLESS STEEL appliances and a good sized eating area with doors leading to the OVERSIZED SOUTH FACING DECK! Completing the main floor is the 2 pce powder room and the spacious living room that is highlighted by big windows allowing for lots of NATURAL LIGHT. The upper level offers three good sized bedrooms, one of which is the HUGE PRIMARY with DUAL CLOSETS and a three-piece ensuite. Laundry area completes the upper level. There is lots of street parking and very easy access to 40th AV and HWY 2 allowing for easy commuting! Do not miss out on this fantastic opportunity, call today to book you viewing!**

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

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



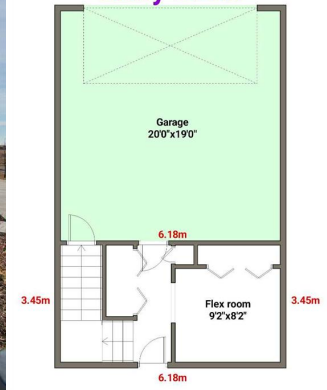




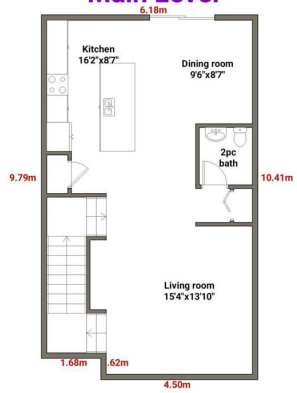




Entry Level



Main Level



2nd Level

