



THE
A-TEAM

**RE/MAX
FIRST**

2066 LUXSTONE Boulevard #903, Airdrie T4B 0L1

MLS®#: **A2191443** Area: **Luxstone** Listing Date: **01/31/25** List Price: **\$350,000**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **1,653 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,060**
 Low Sqft:
 Ttl Sqft: **1,060**

DOM

1
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

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

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Laminate**
 Water Source:
 Fnd/Bsmt: **Perimeter Wall, Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`0" x 13`6"	Kitchen	Main	13`0" x 11`4"
Bedroom - Primary	Second	13`10" x 11`10"	Bedroom	Second	12`2" x 8`6"
Bedroom	Second	9`8" x 9`4"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$325

Fee Simple
Fee Freq:
Monthly

R2-T

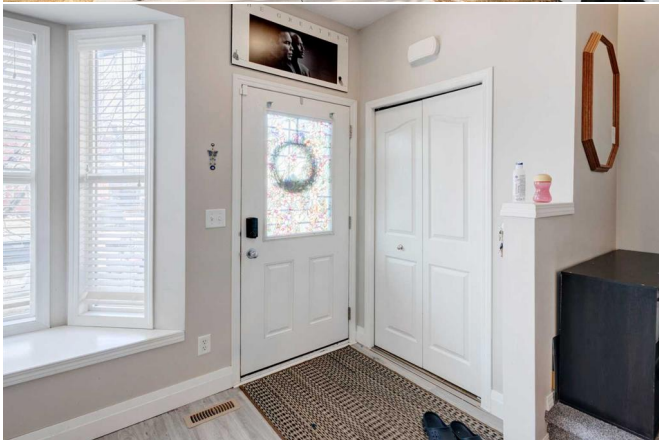
Legal Desc: **0715128**

Remarks

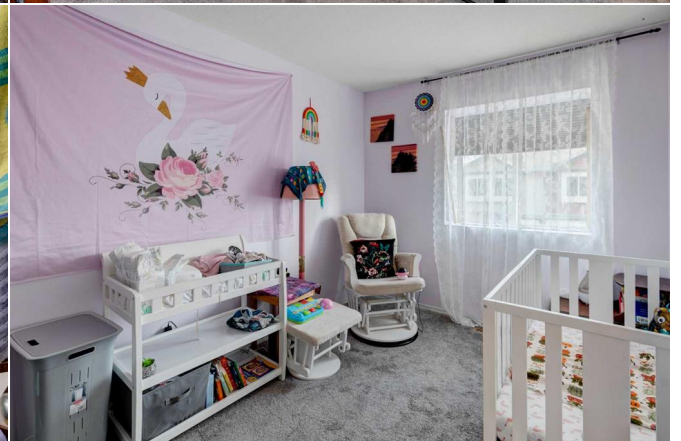
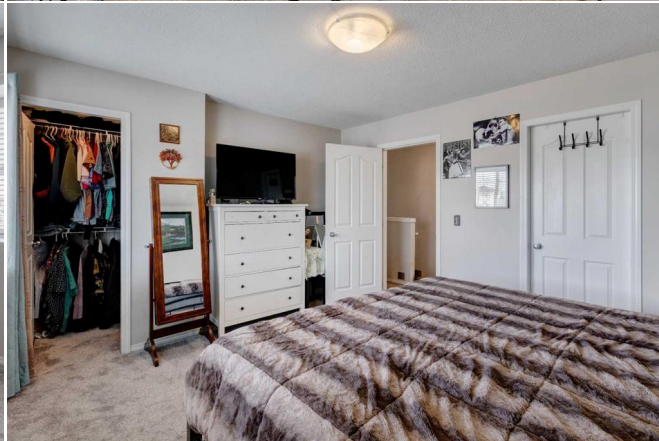
Pub Rmks: **Property C/S. Spacious THREE bedroom townhome in the heart of Luxstone with 9-foot ceilings and TWO parking stalls & LOW condo fees. Features include new gray and modern flooring, open concept layout, and updated kitchen with new backsplash, dark cabinets, peninsula, corner pantry and loads of countertops with Hunter Douglas blinds and half bath on the main floor. Walk out to your back deck situated just off the kitchen. Three spacious bedrooms all located on the upper level with a 4-pc bath that is shared with the Master bedroom. The master has tons of natural light, closet space and ensuite bathroom access. The basement is unfinished with high ceilings offering loads of storage or future development. This unit backs onto greenspace with two parking stalls right out front.**

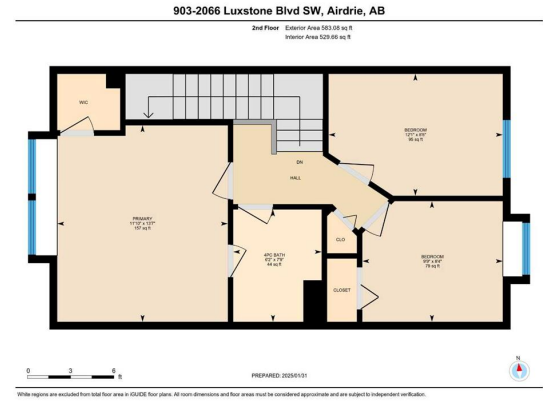
Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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









903-2066 Luxstone Blvd SW, Airdrie, AB

Main Floor Exterior Area 583.08 sq ft
 Interior Area 529.00 sq ft

