



THE
A-TEAM

**RE/MAX
FIRST**

604 8 Street #1215, Airdrie T4B 2W4

MLS®#: **A2191758**

Area: **Downtown**

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

List Price: **\$289,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2002**

Finished Floor Area

Abv Sqft: **916**
Low Sqft:
Ttl Sqft: **916**

DOM

20
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

Roof: **Rubber**
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **Other**

Construction: **Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`1" x 8`2"	4pc Bathroom	Main	5`0" x 7`8"
Bedroom	Main	10`10" x 11`8"	Dining Room	Main	11`4" x 10`10"
Kitchen	Main	10`11" x 10`1"	Living Room	Main	13`5" x 12`0"
Bedroom - Primary	Main	13`5" x 13`5"			

Legal/Tax/Financial

Condo Fee:
\$578

Title:
Fee Simple

Zoning:
DC-7

Legal Desc: 0211278

Fee Freq:
Monthly

Remarks

Pub Rmks: **Don't miss out on this opportunity to own this 2 bedroom, 2 bathroom corner unit apartment in downtown This is a fantastic opportunity! you'll love the open concept floor plan featuring a spacious living area, dining space, and a kitchen with ample counter and working space. Both bedrooms are generously sized, with the master bedroom boasting a 3-piece en suite. Enjoy summer days on the private south-facing deck. Conveniently located near coffee shops, restaurants, grocery stores, and the bus route, this apartment offers both comfort and accessibility. Don't miss this one!**

Inclusions: **None**
Property Listed By: **Century 21 Bravo Realty**

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







