



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #8327, Airdrie T4B 3H8

MLS® #: **A2192250**

Area: **Luxstone**

Listing Date: **02/05/25**

List Price: **\$255,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Airdrie**
City/Town: **2005**
Year Built: **904 sqft**
Lot Information
Lot Sz Ar: **904 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **846**
Low Sqft:
Ttl Sqft: **846**

DOM

17
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Parkade, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Open Floorplan, Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------|-------|-----------------|
| Entrance | Main | 4' 7" x 8' 5" |
| Dining Room | Main | 9' 10" x 11' 5" |
| Laundry | Main | 5' 4" x 6' 0" |
| Bedroom | Main | 9' 9" x 10' 1" |
| Balcony | Main | 7' 10" x 12' 9" |

| Room | Level | Dimensions |
|-------------------|-------|------------------|
| Living Room | Main | 12' 10" x 14' 2" |
| Kitchen | Main | 9' 3" x 10' 3" |
| Bedroom - Primary | Main | 11' 5" x 12' 1" |
| 4pc Bathroom | Main | 5' 0" x 8' 9" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$687

Fee Simple

DC-7

Fee Freq:

Monthly

Legal Desc: 0511017

Remarks

Pub Rmks: **Welcome to your perfect new home—an exceptional 2 Bedroom, 1 Bath unit in Mackenzie Pointe! Upon entering, you'll be impressed with this well-maintained and freshly painted condo featuring a spacious, open-concept kitchen. Here, you'll find an inviting sit-up island bar and plenty of counter space with cabinetry housing a sleek above-the-range microwave, fridge, electric stove, and dishwasher. The two generously sized bedrooms provide cozy retreats perfect for relaxation, while the expansive full 4-piece bathroom is ideal for a refreshing start to your day or unwinding after work. Added conveniences include in-suite laundry and titled underground heated parking. Step outside to enjoy your covered balcony—an ideal spot to relax and rejuvenate. Nestled amidst scenic walking paths and tranquil ponds, the complex offers easy access to nearby shops, restaurants, services, parks, and playgrounds. Ample guest and visitor parking is available on the south side of the building, near the recycling area and underground parkade entrance. Designed with accessibility in mind, the complex features ramps for smooth navigation. Quick possession is available for this meticulously maintained condo, where utilities, including ELECTRICITY, are covered in the condo fees for added convenience. Don't miss this incredible, move-in-ready opportunity. Call to view today!**

Inclusions: n/a
Property Listed By: CIR Realty

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







