



THE
A-TEAM

**RE/MAX
FIRST**

2781 CHINOOK WINDS Drive #13107, Airdrie T4B 3S5

MLS®#: **A2192864**

Area: **Prairie Springs**

Listing Date: **02/06/25**

List Price: **\$239,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2012**

Finished Floor Area
Abv Sqft: **510**
Low Sqft:
Ttl Sqft: **510**

Lot Information

Lot Sz Ar: **462 sqft**
Lot Shape:

DOM

16
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,See Remarks**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Other**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`8" x 9`11"
Dining Room	Main	8`1" x 5`1"
Bedroom - Primary	Main	12`0" x 11`3"

Room	Level	Dimensions
Kitchen	Main	10`3" x 9`0"
Laundry	Main	4`2" x 2`11"
4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$257

Title:
Fee Simple

Zoning:
R4

Legal Desc:

1310382

Fee Freq:
Monthly

Remarks

Pub Rmks:

This beautifully updated studio style townhome offers a fantastic opportunity for both first-time homebuyers and savvy investors alike. With its modern and functional layout, the studio apartment boasts sleek granite countertops, newly faced cabinets, and durable laminate flooring throughout, providing both style and practicality. The 4-piece bath with in-suite laundry adds convenience and comfort. The private ground-level location means no shared hallways or elevators, offering extra peace of mind and accessibility. Plus, the west-facing patio provides a perfect spot to relax. With low condo fees, pet-friendly policies, and proximity to amenities such as schools, parks, shopping, medical and dining, this condo is an ideal choice for anyone seeking both value and convenience. Plus you're a few steps away from public transportation & the beautiful Chinook Winds Regional Park with ball diamonds, splash park, skate park & ice rink. Don't miss the chance to see this gem before it's gone!

Inclusions:

Dining Table & Chairs

Property Listed By:

2% Realty

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





