



THE
A-TEAM

**RE/MAX
FIRST**

280 WILLIAMSTOWN Close #1204, Airdrie T4B 4B6

MLS® #: **A2193959** Area: **Williamstown** Listing Date: **02/14/25** List Price: **\$439,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **1,834 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,412**
 Low Sqft:
 Ttl Sqft: **1,412**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Lower	19`11" x 8`8"	Kitchen	Main	14`10" x 11`5"
Living Room	Main	15`2" x 13`3"	Dining Room	Main	11`8" x 10`10"
2pc Bathroom	Main	7`1" x 3`9"	Bedroom - Primary	Upper	15`2" x 13`0"
4pc Ensuite bath	Upper	7`11" x 7`0"	Walk-In Closet	Upper	7`11" x 3`7"
4pc Bathroom	Upper	7`11" x 4`11"	Bedroom	Upper	15`2" x 12`0"
Laundry	Upper	4`11" x 2`11"			

Legal/Tax/Financial

Condo Fee:
\$390

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1511398**

Remarks

Pub Rmks: **Step into modern living with this stylish townhome designed for those who love to entertain and live effortlessly. Featuring 2 bedrooms, 2.5 baths, and an oversized tandem garage, this home blends function and flair. The open-concept main floor is bright and welcoming with 9-foot ceilings, durable vinyl flooring, and a cozy electric fireplace. The kitchen steals the show with a spacious island, quartz countertops, stainless steel appliances, and subway tile backsplash—perfect for cooking or hosting friends. Upstairs, the primary suite offers a walk-in closet and spa-like ensuite, while a second bedroom and full bath provide flexibility for guests, roommates, or a home office. Enjoy morning coffee or evening BBQs on the private balcony, complete with a gas hookup. With convenient upstairs laundry, dual entrances, and a location close to schools, parks, and pathways, this townhome is made for modern living.**

Inclusions:
Property Listed By: **TV Mount
Real Broker**

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









