



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**604 8 Street #3208, Airdrie T4B 2W4**

MLS® #: **A2195570**

Area: **Midtown**

Listing Date: **02/20/25**

List Price: **\$309,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Airdrie**  
Year Built: **2002**  
Lot Information  
Lot Sz Ar: **990 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,044**  
Low Sqft:  
Ttl Sqft: **1,044**

DOM

**42**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Low-Rise (1-4)**

Parking

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

Access:

Lot Feat:

Park Feat: **Assigned,Heated Garage,Outside,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`2" x 12`4"	Dining Room	Main	6`10" x 14`2"
Kitchen	Main	7`10" x 9`5"	Laundry	Main	8`3" x 7`10"
Bedroom - Primary	Main	11`1" x 13`6"	Bedroom	Main	11`0" x 9`7"
4pc Ensuite bath	Main	7`10" x 5`0"	4pc Bathroom	Main	7`3" x 5`0"

Legal/Tax/Financial

Condo Fee:  
**\$660**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC-7**

Legal Desc: **0212933**

Remarks

Pub Rmks: **OWNER UPGRADES IN PROCESS - New Kitchen tile Backsplash, New Carpet to be installed after Tenant moves out, NEW Stainless Steel Kitchen Appliances are on order and to be installed prior to possession. With these upgrades this LARGE 2-bedroom, 2-bath condo in the beautiful community of Iron Horse will look and feel like BRAND NEW. This unit is over 1,044 square feet, on the second floor overlooking Iron Horse Park - meaning the ultimate privacy. Upgraded laminate flooring in the living room. The in unit laundry room is big enough to accommodate a small office. The master bedroom has a walk-through closet and an en-suite bathroom. The unit comes with 2 parking spaces, one of which is a titled underground heated and the other is close to the main lobby doors. Also there is lots of visitor parking available for guests. Iron Horse is close a lot of retail shopping, restaurants, including Sobey's. Easy access to the QE2. Come check it out before its gone.**

Inclusions:  
Property Listed By: **URBAN-REALTY.ca**

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







