



THE
A-TEAM

**RE/MAX
FIRST**

304 MACKENZIE Way #8420, Airdrie T4B 3H8

MLS® #: **A2196317**

Area: **Downtown**

Listing Date: **03/15/25**

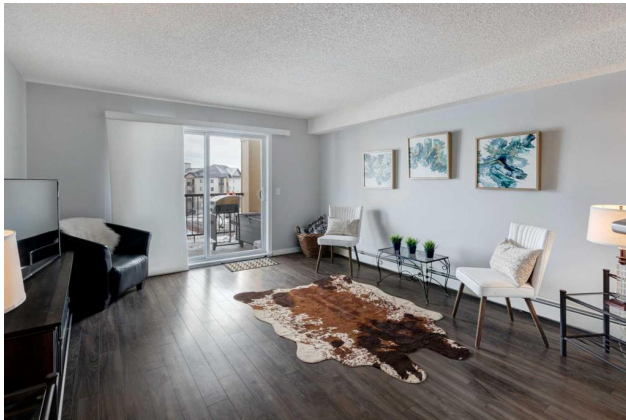
List Price: **\$249,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Airdrie**
Year Built: **2005**

Lot Information

Lot Sz Ar: **904 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **830**
Low Sqft:
Ttl Sqft: **830**

DOM

36
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,See Remarks,Titled,Underground**

Utilities and Features

Roof: **Rubber**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Cement Fiber Board,Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
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>
Living Room	Main	16`7" x 12`4"	Kitchen	Main	9`2" x 8`7"
Bedroom	Main	12`0" x 10`1"	Dining Room	Main	11`6" x 9`10"
Bedroom - Primary	Main	12`0" x 11`4"	Laundry	Main	5`4" x 6`5"
4pc Bathroom	Main	8`11" x 5`0"			

Legal/Tax/Financial

Condo Fee:
\$687

Title:
Fee Simple

Zoning:
DC-7

Legal Desc:

0511017

Fee Freq:
Monthly

Remarks

Pub Rmks:

******New Price**** This TOP FLOOR unit w/TITLED, UNDERGROUND PARKING is being offered for sale by its long term owner. This home has been lovingly cared for & is now ready for someone new to make it home, or perhaps turn it into an investment property. This is a very popular style in the complex because of the layout - there is ample storage, a dedicated laundry room, generous kitchen & SPACE FOR A DINING TABLE IF DESIRED. The current owner has taken out all of the carpet and replaced it w/laminate flooring. There are 2 bedrooms & the 4 pc bath is a good size. All of the appliances are included in this home, inc washer and dryer. The heated, underground parking is kept clean & maintained. This is one of the rare complexes where your condo fees include ALL UTILITIES, even ELECTRICAL. Outside find a sunny SOUTH DECK facing the pond. This one is worth a look!**

Inclusions:

Blinds & Curtain Rods

Property Listed By:

Century 21 Masters

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



