



THE
A-TEAM

**RE/MAX
FIRST**

248 MIDYARD Lane, Airdrie T4B 4W1

MLS® #: **A2196658**

Area: **Midtown**

Listing Date: **02/23/25**

List Price: **\$617,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2017**
Lot Information
Lot Sz Ar: **2,100 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,542**
Low Sqft:
Ttl Sqft: **1,542**

DOM

1
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 13`5"	Dining Room	Main	10`6" x 12`2"
Kitchen	Main	12`5" x 13`4"	2pc Bathroom	Main	5`2" x 4`9"
Bedroom - Primary	Upper	18`10" x 13`10"	4pc Ensuite bath	Upper	6`6" x 9`2"
Bedroom	Upper	12`5" x 17`1"	3pc Ensuite bath	Upper	6`1" x 9`1"
Family Room	Basement	12`8" x 27`0"	Bedroom	Basement	12`9" x 10`6"

4pc Bathroom

Basement

4`11" x 7`10"

Furnace/Utility Room
Legal/Tax/Financial

Basement

6`4" x 7`8"

Title:
Fee Simple
Legal Desc:

1610657

Zoning:
DC-43

Remarks

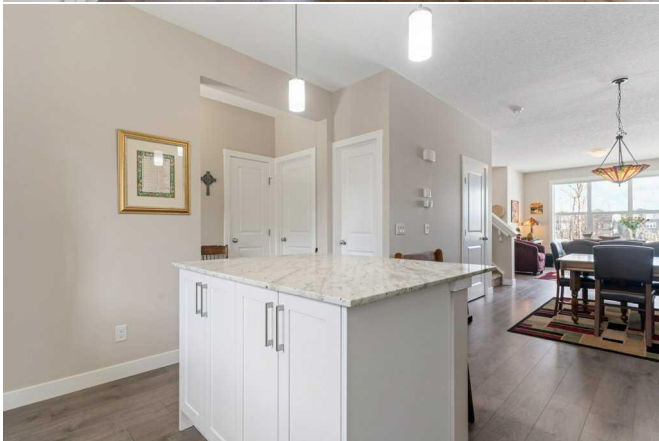
Pub Rmks: **This stunning 2-storey townhome with NO CONDO FEES offers breathtaking, unobstructed views of Midtown Lake and a layout designed for comfort and style. The main floor features 9-ft ceilings, upgraded vinyl plank flooring, a spacious open-concept living and dining area, and a gourmet kitchen with a large island, granite countertops, stainless steel appliances, a pantry, and ample cabinet space. A convenient 2-piece bath and a generous back foyer complete this level. Upstairs, the primary suite is a true retreat, boasting a sitting area, walk-in closet, and luxurious 4-piece ensuite. The second bedroom offers its own private 3-piece ensuite and a balcony overlooking the lake—the perfect spot to enjoy your morning coffee. Upstairs laundry adds convenience. The fully finished basement expands your living space with a huge family/rec room, third bedroom, and additional 4-piece bath. Outside, the low-maintenance backyard includes a patio and double detached garage. Located in the heart of Midtown Airdrie, this home sits directly across from lush green space, walking paths, and the stunning lake. Enjoy a peaceful urban oasis while being just minutes from shopping, dining, schools, and amenities. This is a rare opportunity to own a prime lakefront home in one of Airdrie’s most sought-after communities—do not hesitate to call your Realtor today to set up your viewing.**

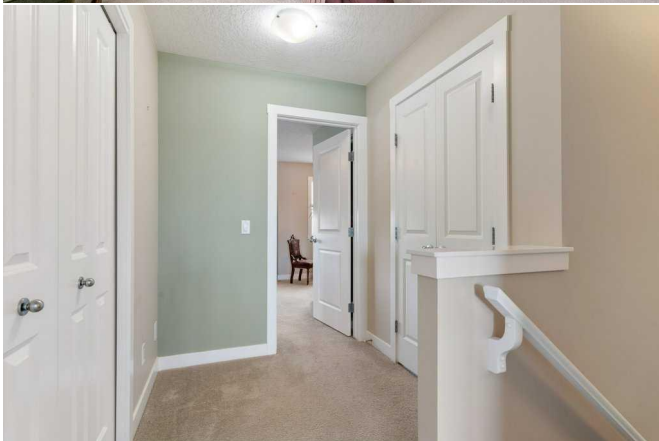
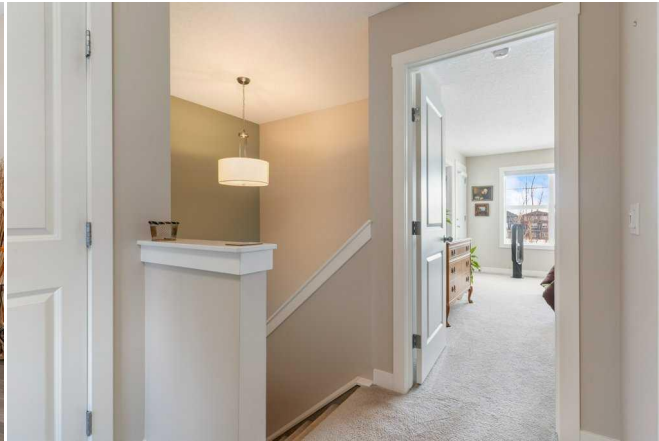
Inclusions:
Property Listed By:

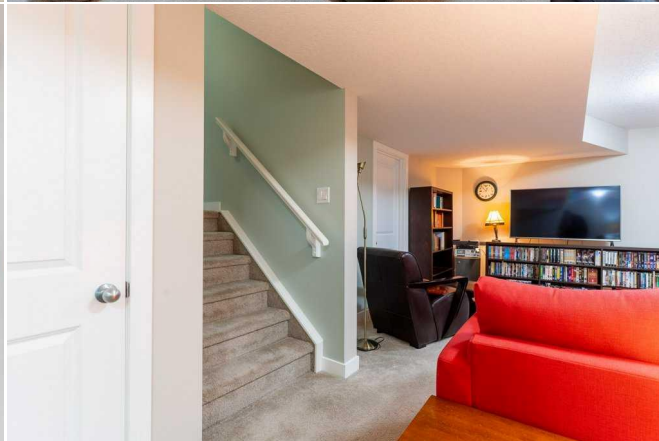
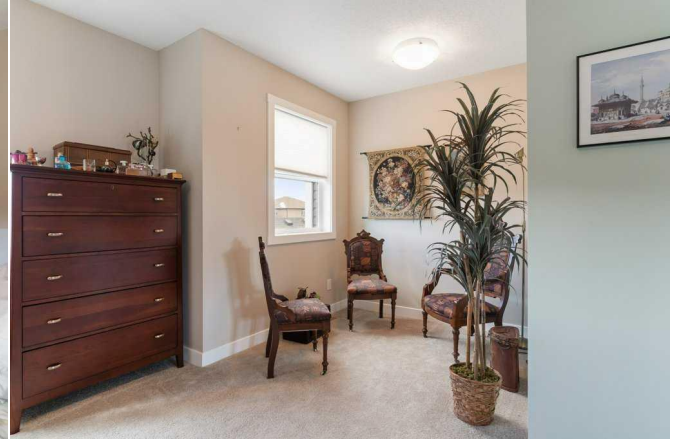
N/A
Royal LePage Mission Real Estate

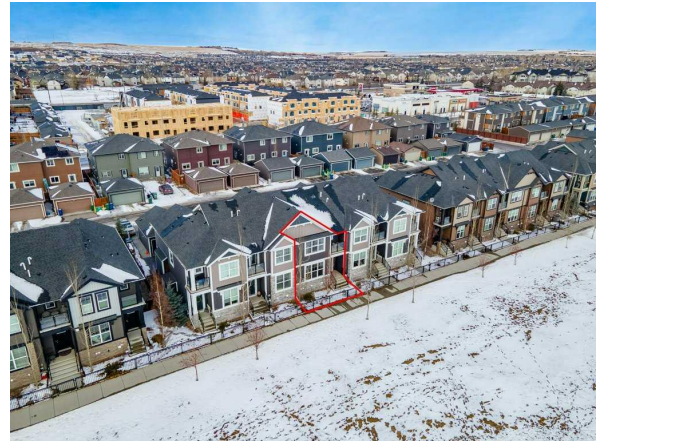
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

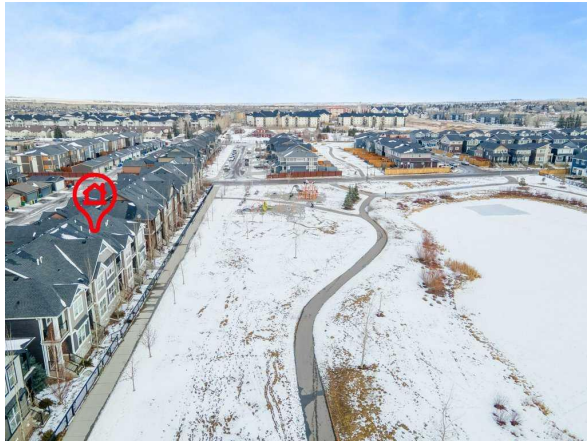












248 Midyard Ln SW, Airdrie, AB
2nd Floor Exterior Area 800.65 sq ft



PREPARED: 2025/02/21
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



248 Midyard Ln SW, Airdrie, AB
Basement (Below Grade) Exterior Area 704.07 sq ft



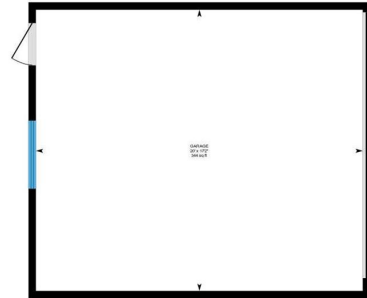
PREPARED: 2025/02/21
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

248 Midyard Ln SW, Airdrie, AB
1st Floor Exterior Area 743.07 sq ft



PREPARED: 2025/02/21
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

248 Midyard Ln SW, Airdrie, AB
Garage Excluded Area 378.70 sq ft



PREPARED: 2025/02/21
While regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.