



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 LAWRENCE Green, Airdrie T4A 3M9**

MLS® #: **A2196888**

Area: **Lanark**

Listing Date: **02/26/25**

List Price: **\$734,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2023**

Finished Floor Area  
Abv Sqft: **1,995**  
Low Sqft:  
Ttl Sqft: **1,995**

Lot Information

Lot Sz Ar: **4,094 sqft**  
Lot Shape:

DOM

**0**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Shingle**  
Heating: **Central,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 16`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`7" x 7`8"</b>
<b>Family Room</b>	<b>Second</b>	<b>12`9" x 13`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`2" x 10`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`11" x 10`8"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 13`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`1" x 14`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 11`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 8`0"</b>























