



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**181 REUNION Heights, Airdrie T4B0J3**

MLS®#: **A2197593**      Area: **Reunion**      Listing Date: **02/27/25**      List Price: **\$539,888**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **3,735 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,394**  
 Low Sqft:  
 Ttl Sqft: **1,394**

DOM

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

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Landscaped,Lawn**  
 Park Feat: **None,Off Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Garden,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **No Smoking Home,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	4`6" x 4`8"	Pantry	Main	2`0" x 2`0"
Kitchen	Main	12`5" x 9`8"	Dining Room	Main	11`4" x 12`5"
2pc Bathroom	Main	7`4" x 2`11"	Entrance	Main	7`5" x 3`11"
Living Room	Main	14`2" x 12`5"	Covered Porch	Main	21`6" x 5`8"
Bedroom - Primary	Second	11`3" x 12`7"	4pc Bathroom	Second	17`2" x 6`11"
Bedroom	Second	11`2" x 8`11"	Bedroom	Second	12`7" x 9`6"
4pc Bathroom	Basement	6`11" x 8`11"	Flex Space	Basement	10`1" x 8`0"

**Game Room  
Furnace/Utility Room**

**Basement  
Basement**

**13`10" x 12`1"  
11`6" x 5`9"**

**Laundry**

**Basement**

**13`6" x 5`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0714778**

Zoning:  
**R1-L**

Remarks

Pub Rmks: **This charming 2-storey home in the desirable community of Reunion in the heart of Airdrie offers the perfect blend of comfort and convenience. The main floor features a spacious kitchen, a bright living room with modern pot lights, and a convenient half bathroom, all with stylish laminate flooring throughout. Upstairs, you'll find three generous bedrooms and a full bathroom, which has been upgraded with a new toilet. The basement includes laminate flooring, a full bathroom, a laundry room with storage and utilities, and a versatile playroom currently used as a bedroom, though it has no window or closet. The exterior boasts a well-maintained backyard with concrete work completed two years ago, a deck, and fresh grass, with a new rear fence installed last year. The home is also equipped with AC for those hot summer days! There is parking in the rear which awaits your dream double detached garage! You will also find an oversized shed for all your exterior storage needs. The original roof still has about 10 years of life left, while the hot water tank was replaced just a year ago, and the furnace, which has been regularly cleaned every 8 months, was last serviced in August 2024. Situated just a few blocks from Herons Crossing School, parks, and a short drive to shopping centers, this home is an ideal choice for families looking for both comfort and convenience!**

Inclusions:  
Property Listed By: **Shed  
Century 21 Bravo Realty**

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









