

403 MACKENZIE Way #6205, Airdrie T4B 3V7

MLS® #: **A2198335** Area: **Downtown** Listing Date: **03/01/25** List Price: **\$274,900**
 Status: **Active** County: **Airdrie** Change: **-\$5k, 05-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **698 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **688**
 Low Sqft:
 Ttl Sqft: **688**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage, Parkade, Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Stone, Stucco, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, Elevator, Granite Counters, No Smoking Home, Vinyl Windows**
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$421

Fee Simple

M3

Fee Freq:

Monthly

Legal Desc: **1611356**

Remarks

Pub Rmks: **Convenience and location are just the beginning of what makes this condo a perfect fit for you! Located within walking distance to a variety of fantastic restaurants and shopping, you'll love the ease of living in this vibrant neighbourhood. This two-bedroom, two-bathroom condo has everything you need. Enjoy the elegance of GRANITE countertops and the modern touch of stainless steel appliances. The unit also offers a private laundry room and extra storage in the pantry for added convenience. Plus, with titled, heated underground parking, you can rest easy knowing your vehicle will stay safe and warm. The cozy patio provides the perfect space for relaxing or enjoying a BBQ. With low condo fees that cover water, heat, property management, and reserve fund contributions, this home offers both comfort and value. Come take a tour today!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





