



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**280 WILLIAMSTOWN Close #1506, Airdrie T4B 4B6**

MLS® #: **A2198731**

Area: **Williamstown**

Listing Date: **03/13/25**

List Price: **\$425,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2015**

Finished Floor Area  
Abv Sqft: **1,490**  
Low Sqft:  
Ttl Sqft: **1,490**

DOM

**23**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:  
Park Feat: **Lawn**  
**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground, Private Entrance**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`11" x 7`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 11`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 15`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`6" x 13`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 7`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>15`5" x 122`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`5" x 13`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`3" x 16`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$390**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **1511398**

Remarks

Pub Rmks: **Welcome to this bright and spacious move-in ready 3-bedroom, 2.5-bath CONDO with your own 24' garage capable of fitting a full size pick up! Located conveniently within walking distance to restaurants, grocery stores, coffee shops, and public transportation. As you step inside, you'll be captivated by the seamless open concept floor plan. The kitchen is a chef's dream, boasting stunning granite countertops, a convenient breakfast bar, exquisite cabinetry, and sleek stainless steel appliances. SOME AMAZING UPGRADES RECENTLY DONE! HERE'S A BREAKDOWN: Freshly painted walls and ceiling New fridge, stacked laundry unit, ceiling fans, kitchen sink faucet, and a new shower head in the Ensuite bathroom Exciting Addition: Professionally converted half of the garage into a 3rd bedroom! The primary bedroom is a true retreat, featuring a spacious walk-through closet leading to the elegant Ensuite. The second bedroom is thoughtfully designed with a second 4-piece bathroom just steps away, providing utmost convenience and privacy for guests or family members. With over 1490 square feet of meticulously designed living space, you'll be amazed by the comfort and style this unit provides. Don't miss the opportunity to witness one of the best locations in the entire complex. Call today to schedule a private showing and experience the pinnacle of upscale living firsthand!**

Inclusions: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**

Property Listed By: **eXp Realty**

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







