



THE
A-TEAM

**RE/MAX
FIRST**

800 MIDTOWN DRIVE SW , Airdrie T4B5K9

MLS® #: **A2199863**

Area: **Midtown**

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

List Price: **\$664,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 21-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,683 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,710**
Low Sqft:
Ttl Sqft: **1,710**

DOM

42

Layout

Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt**
Heating: **Central**
Sewer:
Ext Feat: **Other,Playground**

Construction: **Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	11`7" x 8`7"
Bedroom	Second	10`7" x 8`7"
Bedroom	Basement	11`7" x 10`0"
4pc Bathroom	Main	8`0" x 5`0"
4pc Bathroom	Second	9`7" x 5`0"
Family Room	Basement	16`0" x 10`10"

Room	Level	Dimensions
Bedroom - Primary	Second	14`0" x 10`0"
Bedroom	Second	10`0" x 9`4"
Bedroom	Basement	11`6" x 10`3"
4pc Bathroom	Basement	11`0" x 5`4"
3pc Ensuite bath	Second	9`0" x 6`8"
Living/Dining Room Combination	Main	16`8" x 15`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

2310954

Remarks

Pub Rmks:

LOCATION!!! CORNER LOT| 2 BED BASEMENT WITH SIDE ENTRANCE | MAIN FLOOR ROOM| CLOSE TO LAKE AND PARK | Welcome to this beautiful house with lots of upgrades, BRAND NEW, never lived in, where modern design meets unbeatable value. Experience 9-foot ceilings, an open-concept layout, and stylish designer touches throughout. The kitchen boasts tall cabinets, elegant quartz countertops, and sleek stainless steel appliances. Relax and unwind in the great room, framed by large windows that invite an abundance of natural light. Upstairs, retreat to the spacious primary bedroom, ensuite and large walk-in closet. Two additional bedrooms, a tasteful main bathroom, an upper-floor laundry room, and a perfectly sized bonus room complete this level. The basement has 2 bedrooms and 1 bathroom with a ready kitchen and side entrance. Rest easy knowing that your investment is safeguarded by The Alberta New Home Warranty Program. Conveniently located near LAKE, PARK, and schools, combines convenience with comfort. Book your showing today!! 2577 sqft finished area
Dishwasher, electric stove, microwave, refrigerator, range hood
URBAN-REALTY.ca

Inclusions:
Property Listed By:

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





