



THE
A-TEAM

**RE/MAX
FIRST**

1001 8 Street #1302, Airdrie T4B 0W2

MLS®#: **A2200891**

Area: **Williamstown**

Listing Date: **03/14/25**

List Price: **\$367,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$13k, 24-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2010**
Lot Information
Lot Sz Ar: **1,612 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,179**
Low Sqft:
Ttl Sqft: **1,179**

DOM

22
Layout
Beds: **3 (3)**
Baths: **1.0 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Low Maintenance Landscape**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
Int Feat: **Breakfast Bar,Granite Counters,Laminate Counters,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	7`11" x 6`1"
Bedroom	Second	8`7" x 9`10"
2pc Bathroom	Main	5`9" x 4`11"
Kitchen	Main	13`8" x 12`8"
Pantry	Main	4`1" x 4`1"

Room	Level	Dimensions
Bedroom - Primary	Second	13`9" x 12`2"
Bedroom	Second	8`5" x 9`10"
Dining Room	Main	11`9" x 12`0"
Living Room	Main	13`8" x 12`11"

Legal/Tax/Financial

Condo Fee:
\$277

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1013311**

Remarks

Pub Rmks: **Welcome to The Trails at Williamstown! This inviting open-concept townhouse offers 3 bedrooms and 1.5 bathrooms, making it an ideal choice for first-time buyers, families, or investors. Located in the highly sought-after community of Williamstown, this property is a gem you don't want to miss! Step into a bright and spacious living area that seamlessly connects to a well-appointed kitchen, complete with a raised eating bar and a convenient corner pantry. The dedicated dining area is perfect for hosting, and the half bath is thoughtfully tucked away for added privacy. Enjoy abundant sunlight from the south-facing deck, which overlooks your fenced yard—a rare feature in this complex! With artificial turf, this yard is low-maintenance and perfect for kids or pets. Upstairs, you'll find three generously sized bedrooms. The primary bedroom easily fits a king-sized bed and boasts a walk-in closet with a cheater door leading to the full bathroom. Recently refreshed, this unit features a fresh coat of paint and sleek new vinyl plank flooring upstairs, giving it a modern and move-in-ready feel. The well-managed complex offers a range of amenities, including a playground and a recreation center available for rental to residents. Your parking needs are covered with one assigned stall and an additional parking pass, offering access to ample visitor spaces. Priced to sell, this property is an incredible opportunity. Don't wait—schedule your showing today and make this your new home!**

Inclusions: **Blinds**
Property Listed By: **RE/MAX House of Real Estate**

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







