



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**403 MACKENZIE Way #9109, Airdrie T4B 3V7**

MLS® #: **A2201984**      Area: **Downtown**      Listing Date: **03/20/25**      List Price: **\$315,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar: **850 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **930**  
 Low Sqft:  
 Ttl Sqft: **930**

DOM

**24**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Concrete, Vinyl Siding, Wood Frame**  
 Flooring: **Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Built-In Freezer, Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer**  
 Int Feat: **Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
-------------	--------------	-------------------	------------------------------------	--------------	-------------------

Condo Fee: **\$530**      Title: **Fee Simple**      Zoning: **M3**  
 Fee Freq: **Monthly**

Legal Desc: 1510203

Remarks

Pub Rmks: **Don't miss out on your chance of downtown living in Airdire surrounded by numerous amenities and entertainment in a beautiful ground floor condo unit in Creekside village. This 931 sqft big unit is equipped with 3 bedrooms, 2 4pc washrooms including an en suite, a modern style kitchen and dining as well as living, a laundry room and a good amount of storage. Stacked washer and dryer in the unit's very own laundry room offer the convenience and privacy. The open floor concept and granite kitchen countertops add to the unit's modern look. The balcony offers a beautiful spot to enjoy an afternoon coffee while enjoying the courtyard attached to this building. The heated underground parking and included snow removal service allow you to get smoothly and comfortably through the cold winter months. Parks, schools, restaurants, shopping, public transit options - everything on walking distance from this perfectly located property. So do not wait any longer...book your showing today!**

Inclusions: **None**  
Property Listed By: **Synterra Realty**

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









