



GRASSROOTS
REALTY GROUP

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802, 1001 8 Street NW
Airdrie, Alberta

MLS # A2236607



\$388,000

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Close to Clubhouse, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: All Curtains, projector and screen in basement

Welcome to this charming and well-kept townhome in the heart of Williamstown—a peaceful, family-friendly community surrounded by parks, schools, and pathways. This two-story home features three bedrooms and 1.5 bathrooms, offering the perfect balance of comfort and functionality. The main floor greets you with a bright and spacious living area, accented by large windows and durable laminate flooring. The kitchen is thoughtfully designed with dark cabinetry, a corner pantry, and an eat-up peninsula, seamlessly connecting to the cozy dining room and 2-piece powder room. Upstairs, you’ll find three generous bedrooms and a full bathroom with convenient cheater access from the primary suite, which also includes a walk-in closet. The fully developed basement adds even more living space, complete with a large recreation room, plenty of storage, a laundry area, and rough-in plumbing for a future bathroom. Step outside to enjoy your private back deck and common yard space—perfect for relaxing or entertaining. This pet-friendly complex (with board approval for 2 pets) is ideal for first-time buyers, downsizers, or investors alike. You also have 2 parking stalls, one assigned and one common. Don’t miss this opportunity to own a lovely home in one of Airdrie’s most desirable neighborhoods.