



**802, 1001 8 Street NW
Airdrie, Alberta**

MLS # A2256562



\$358,000

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|------------------|--|---------------|-------------------|
| Division: | Williamstown | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,178 sq.ft. | Age: | 2010 (16 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Stall | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Close to Clubhouse, Landscaped | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 270 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Vinyl Windows | | |
| Inclusions: | N/A | | |

WOW! FULLY DEVELOPED BASMENT AND LOW condo fees! 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 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.