



GRASSROOTS
REALTY GROUP

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107, 300 Edwards Way NW
Airdrie, Alberta

MLS # A2258126



\$284,999

Division:	Willowbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	895 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Garage Door Opener, Off Street, Outside, Owned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Asphalt, Concrete, Metal Frame, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Separate Entrance		

Inclusions: NA

Welcome to this beautifully renovated ground floor corner unit offering the perfect blend of comfort and style in a quite , well maintained complex. Step inside to discover a bright open layout featuring brand new vinyl plank flooring , a modern kitchen with brand new stainless steel appliances , and fresh paint throughout. The spacious living area includes a cozy gas fireplace and large windows that flood the home with natural light. Enjoy two generous bedrooms , with a walk in closet . With private ground level access , this home is ideal for down sizers , first time home buyers , or anyone seeking convenience with no stairs . Located close to shopping , parks , golf course, and easy high way access - this move in ready unit combines affordability and style. Book your showing today and experience the comfort of main floor living in the heart of Airdrie. Cats allowed , board approval required . Dogs not allowed.