



404, 300 Edwards Way NW  
Airdrie, Alberta

MLS # A2286880



**\$289,000**

<b>Division:</b>	Old Town		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 572
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home		

**Inclusions:** none

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located on the 4th floor, offering privacy, comfort, and exceptional value. This very well-kept home features a functional open layout with a spacious kitchen complete with a breakfast bar, perfect for casual dining or entertaining guests. Enjoy year-round comfort with central air conditioning. One of the standout features, a separate full garage with incredible storage space &mdash; not just an underground parking stall. Rare and highly desirable! Situated in a quiet location off the main road, this unit offers added peace and privacy. Relax on your balcony overlooking beautiful green space, creating a serene and calming atmosphere. A perfect opportunity for first-time buyers, downsizers, or investors!