



GRASSROOTS
REALTY GROUP

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419, 305 1 Avenue
Airdrie, Alberta

MLS # A2149958



\$249,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	668 sq.ft.	Age:	1998 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Metal Shelves in laundry room, Toaster oven

This delightful one-bedroom, one-bathroom condo in the highly desirable Fletcher Village, catering to Adult Living (60+), is looking for new owners! Located on the top floor, this unit features a generous open concept design, complete with in-suite laundry, a large four-piece bathroom, an expansive kitchen/living room area, and a primary bedroom. The roomy covered deck provides an open view of the communal garden/patio space, as well as the nearby wetlands and walking trails. Fletcher Village offers an ideal community experience for senior living with unlimited amenities including: an exercise room, woodworking shop, craft room, library cabinets, garden area, as well as an on-site hairdresser, 2 guest suites for visiting friends or family (\$50/night), and a multi-purpose room that can be rented for parties or family reunions! There are also a few designated RV parking stalls that can be rented on an availability basis. Small dogs and cats are welcome with board approval. Come and see how wonderful and inviting this condo community is!