

1204, 1001 8 Street NW
Airdrie, Alberta

MLS # A2224552



\$375,000

Division:	Williamstown		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 277
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: TV Mounts and Brackets, Humidifier "as is"

END UNIT | 3 BEDROOMS | CLOSE TO NATURE & PATHWAYS — You'll love this stylish and sun-filled END UNIT townhome in the vibrant community of Williamstown, situated in THE TRAILS near an Environmental Reserve, scenic pathways, and family-friendly parks. The main floor features 9' CEILINGS, an open-concept layout, and tons of NATURAL LIGHT. The living room is the perfect space to unwind or gather with friends. The kitchen offers rich espresso-stained cabinets, black and stainless steel appliances, a large corner pantry, and an EATING BAR for three—ideal for entertaining. Enjoy the BRIGHT DINING NOOK with easy access to the LARGE DECK—perfect for summer BBQs, morning coffee, or evening relaxation. A convenient 2-piece bath completes the main level. Upstairs, relax in the spacious primary bedroom with walk-in closet and CHEATER ENSUITE, offering added privacy and convenience. Two additional bedrooms are ideal for family, guests, or a home office. The undeveloped lower level provides room to grow—whether it's a future rec room, additional bedroom, or whatever you need. This well-managed, PET FRIENDLY community includes an on-site playground and a rentable amenity centre, perfect for hosting gatherings. With LOW CONDO FEES, one ASSIGNED PARKING stall and extra VISITOR parking, this home is an incredible opportunity for first-time buyers, downsizers, or investors looking for value in a desirable Airdrie neighbourhood. DON'T MISS OUT!