

801, 1001 8 Street NW
Airdrie, Alberta

MLS # A2236815



\$379,900

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|------------------|--|---------------|-------------------|
| Division: | Williamstown | | |
| Type: | Residential/Four Plex | | |
| Style: | 2 Storey | | |
| Size: | 1,204 sq.ft. | Age: | 2010 (15 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Stall | | |
| Lot Size: | 0.04 Acre | | |
| Lot Feat: | Close to Clubhouse, Interior Lot, Landscaped | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 277 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s) | | |

Inclusions: A/C, Carpet Tiles in Basement

****OPEN HOUSE: Saturday & Sunday, JULY 12 & 13, 1-3PM**** This two-storey townhouse is one of those rare finds that just feels right. It's a bright and sunny end unit with extra windows that fill the space with natural light from morning to evening. The main floor has a great layout with an open living and dining area, plus a functional kitchen that keeps you connected to it all. Upstairs, you'll find two large primary bedrooms, each with its own private ensuite—perfect for guests, roommates, or just having that extra space to unwind. Stay cool throughout the Summer with Air Conditioning (2 years old). The Basement is where you'll find the laundry and it awaits your personal touch. Located in The Trails of Williamstown, you're just steps from an environmental reserve and walking paths, with schools and parks close by. Whether you're starting out, downsizing, or looking for a low-maintenance lifestyle without giving up comfort or style, this home is a solid fit in a truly special community.