

\$499,999 - 505, 1086 Williamstown Boulevard Nw, Airdrie

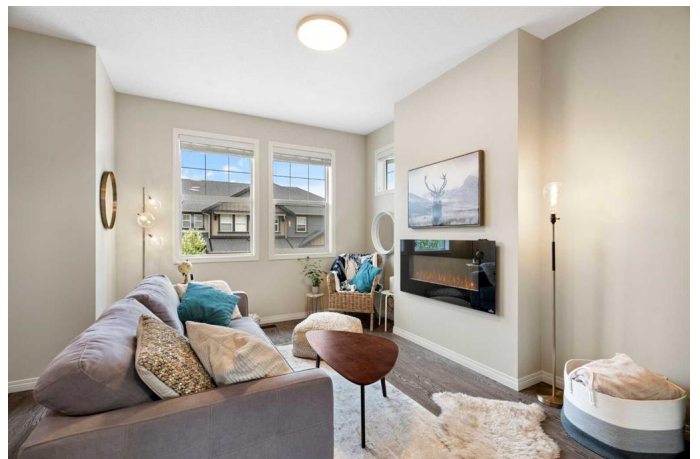
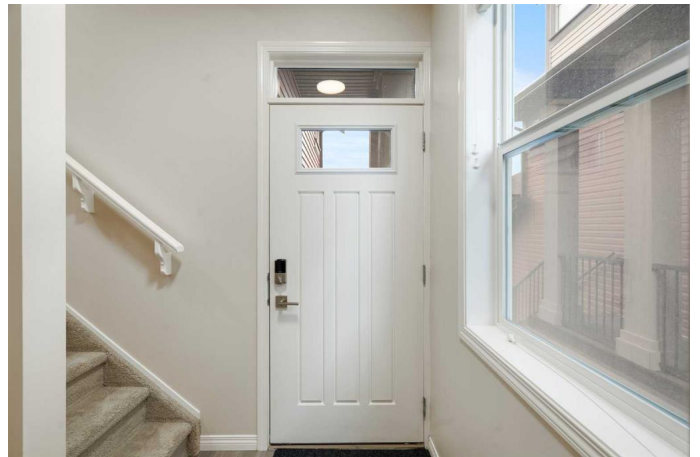
MLS® #A2137355

\$499,999

3 Bedroom, 3.00 Bathroom, 1,995 sqft
Residential on 0.05 Acres

Williamstown, Airdrie, Alberta

Welcome to this immaculate 3-storey, 3-bedroom end unit located in the desirable Bridges of Williamstown. Unlike other units, this home features a private double car driveway, separated by landscaping, and a double attached garage. The garage includes an outdoor keypad for keyless entry and cabinetry for storing winter tires, recycling/garbage bins, and more. Upon entering from the garage, you'll find a bright walkout rec room, roughed in for a wet bar. The furnace room provides excellent storage space and is also roughed in for a future bathroom. It houses a forced air natural gas furnace with 92% high efficiency, a high efficiency 50-gallon hot water tank, and a General Aire humidifier. The home is also prepped for Vacuflo. The main floor boasts oversized windows with Hunter Douglas blinds, filling the space with natural light. The open-concept kitchen, perfect for entertaining, features a tile backsplash, granite countertops, and an undermount sink with a garburator. Enjoy the west-facing balcony, complete with a gas line for your BBQ, offering views of the courtyard. The living room provides ample space for relaxation, featuring an electric fireplace and a conduit run to hide TV wires. Upstairs, you'll find three bedrooms, two bathrooms, a linen closet, and a washer and dryer. The spacious primary bedroom includes a walk-in closet and an ensuite with dual



vanities and a shower. Living in this complex, you can enjoy tranquil walks in the environmental reserve or to Reunion Pond, with low condo fees that provide maintenance-free exterior maintenance - no more shovelling or mowing! The community offers numerous parks, and Herons Crossing School is just across the street, while Airdrie itself is a fantastic city that still has a small-town feel, with plenty of amenities just minutes away.

Built in 2013

Essential Information

MLS® #	A2137355
Price	\$499,999
Sold Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,995
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	505, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T8

Amenities

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Shingle Siding, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 1st, 2024
Date Sold	June 7th, 2024
Days on Market	6
Zoning	R2-T
HOA Fees	0.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Royal LePage Benchmark
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