

# \$439,900 - 702, 1086 Williamstown Boulevard Nw, Airdrie

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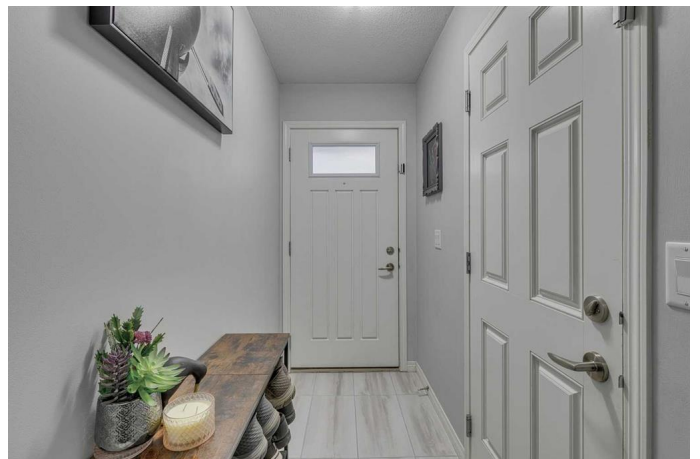
MLS® #A2187708

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft  
Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

Welcome to this beautifully maintained, original-owner townhome in the desirable community of Williamstown! Thoughtfully updated and packed with modern comforts, this move-in-ready home is sure to impress. Step inside and discover recent updates, including new carpet, entryway tile, and a fresh coat of paint. The main floor boasts 9' ceilings, a spacious open layout, and stylish laminate flooring. At the heart of the home is the bright living room, featuring a gorgeous linear electric fireplace—an inviting space to gather and relax. The kitchen is both functional and stunning, offering granite countertops, ample cabinetry, and newer appliances, making it perfect for cooking and entertaining. From here, step onto your private balcony overlooking serene green space—a tranquil spot for your morning coffee or evening unwinding. The lower level also features a second deck for even more outdoor enjoyment. Designed for comfort, this home includes central air conditioning and ceiling fans in the living room and all three bedrooms. The primary suite is a true retreat, complete with a spacious ensuite bathroom featuring double vanities and a glass shower. Two additional well-sized bedrooms and another full and half bathroom ensure there's plenty of room for everyone. The attached double tandem garage not only keeps your vehicles warm in the winter but also offers



extra storage or space for a home gym. Low condo fees make this property even more appealing. Conveniently located directly across from Herons Crossing School, a K-8 institution, this home is perfect for families dreaming of a short school commute. The quiet, family-friendly community of Williamstown is surrounded by parks, pathways, shopping, and offers quick access to Highway 2.

Don't miss this incredible opportunity to own a meticulously cared-for townhome in an unbeatable location. Book your showing today!

Built in 2013

### Essential Information

MLS® #	A2187708
Price	\$439,900
Sold Price	\$436,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.04
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	702, 1086 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T8

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Tandem

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Central Air Conditioner, ENERGY STAR Qualified Appliances, Garage Control(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	Balcony, Courtyard, Private Entrance
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 16th, 2025
Date Sold	March 6th, 2025
Days on Market	49
Zoning	R2-T
HOA Fees	0.00

## Listing Details

Listing Office	Yates Real Estate Ltd
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