

# \$367,000 - 1302, 1001 8 Street Nw, Airdrie

MLS® #A2200891

**\$367,000**

3 Bedroom, 2.00 Bathroom, 1,179 sqft  
Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

Welcome to The Trails at Williamstown! This inviting open-concept townhouse offers 3 bedrooms and 1.5 bathrooms, making it an ideal choice for first-time buyers, families, or investors. Located in the highly sought-after community of Williamstown, this property is a gem you don't want to miss! Step into a bright and spacious living area that seamlessly connects to a well-appointed kitchen, complete with a raised eating bar and a convenient corner pantry. The dedicated dining area is perfect for hosting, and the half bath is thoughtfully tucked away for added privacy. Enjoy abundant sunlight from the south-facing deck, which overlooks your fenced yard—a rare feature in this complex! With artificial turf, this yard is low-maintenance and perfect for kids or pets. Upstairs, you'll find three generously sized bedrooms. The primary bedroom easily fits a king-sized bed and boasts a walk-in closet with a cheater door leading to the full bathroom. Recently refreshed, this unit features a fresh coat of paint and sleek new vinyl plank flooring upstairs, giving it a modern and move-in-ready feel. The well-managed complex offers a range of amenities, including a playground and a recreation center available for rental to residents. Your parking needs are covered with one assigned stall and an additional parking pass, offering access to ample visitor spaces. Priced to sell, this property is an incredible opportunity. Don't wait—schedule your showing today and make



this your new home!

Built in 2010

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2200891      |
| Price          | \$367,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,179         |
| Acres          | 0.04          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1302, 1001 8 Street Nw |
| Subdivision | Williamstown           |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 0W2                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Yard     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 29               |
| Zoning         | R2-T             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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