

**406, 54 Wildflower Rise SE  
Airdrie, Alberta**

**MLS # A2213826**



# \$394,267

<b>Division:</b>	Airdrie Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	638 sq.ft.	<b>Age:</b>	2026 (-1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 440
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters		

**Inclusions:** N/A

With city and pond views this top floor 2 bed 2 bath model is beautifully equipped with a generous kitchen island, in suite laundry and primary bedroom that features a double vanity in the ensuite. Capped off by underground titled parking this a wonderful opportunity. Photos are representative.