

**801, 1001 8 Street NW
Airdrie, Alberta**

MLS # A2236815



\$379,900

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		

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.