

**3201, 4 Kingsland Close SE  
Airdrie, Alberta**

**MLS # A2274889**

**\$295,000**



<b>Division:</b>	Kings Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		
<b>Inclusions:</b>	none		

New Price!! A Must See!! IMMACULATE AND PRIDE OF OWNERSHIP.\*\* Immediate Possession Available on this Gorgeous END UNIT - 2 Bedroom and 2 Bath Condo with a South Facing Balcony. When you are arrive, you will immediately notice the great lighting from the Oversized South Facing Window and fantastic Kitchen that has been recently updated with BRAND NEW REFINISHED CABINETRY, Stainless Steel Appliances, Built in Pantry, Granite Countertops, and a Large Island. The Open Concept Living Room allows great space for furniture and a Dining Room Table. The Primary Bedroom is 13'7" x 12'11" and opens to a walk through his and hers closets and the Ensuite with a Shower Stall. The Second Bedroom can fit a Queen sized Bed. There is also a Full Bathroom, and a Laundry Room with storage space. Enjoy all the views and the Sun with the Larger South Facing Balcony that has a Gas line for your BBQ. This Beautiful Condo also has separate storage in the basement. This Well Managed Condo has an amazing Courtyard with Gazebo area for the residents to use. CONDO FEES of 509.47 include water, heat, sewer - You pay the electricity. 2 pets permitted with Board Approval and Max weight of 30 lbs each. Located close to Restaurants, Grocery, Entertainment and quick access to QE2. This condo is ready for you to make it yours.