

1606, 2445 Kingsland Road SE
Airdrie, Alberta

MLS # A2286139



\$354,900

Division: Kings Heights

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,235 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Stall

Lot Size: 0.06 Acre

Lot Feat: Back Yard, Lawn

Heating: Forced Air

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 345

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R2-T

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island

Inclusions: hoodfan

End unit townhouse in Kings Height, Airdrie! This 1,235 sq foot home includes tons of windows for natural light, The spacious living room on the main floor is ready for entertaining, and a beautiful, functional kitchen with a dining nook is ideal for anyone who loves to cook. The natural light continues upstairs in the two generous bedrooms & each with a dedicated ensuite. The larger of the two is currently being used as a bonus room/office. The undeveloped basement houses laundry and plenty of space for storage, as well as future development opportunity. The unit sits on a corner lot and features a private, fenced backyard, two dedicated parking spaces and ample street parking. No need to worry about grass or snow removal, everything is taken care of for you. Located in southwest Airdrie with schools, parks, and shopping at your fingertips, accessing the highway for commuting is also a breeze. Call for more details!