

# \$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	27
Zoning	R2-T

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.