# \$394,999 - 4302, 1001 8 Street Nw, Airdrie

MLS® #A2223023

### \$394,999

2 Bedroom, 3.00 Bathroom, 1,179 sqft Residential on 0.04 Acres

Williamstown, Airdrie, Alberta

WALKOUT BASEMENT (ROUGED-IN
BATHROOM) | 2 PRIMARY BEDROOMS W/
ENSUITES | 9' CEILINGS | SCENIC
VIEWS | FENCED YARD | 2 PARKING
STALLS | BACKING GREENSPACE

Welcome to The Trails at Williamstownâ€"this 2-storey townhome backs directly onto open greenbelt with unobstructed prairie and wetland views. Inside, enjoy just under 1,200 sq.ft. of well-planned space featuring 9' ceilings, large windows, and a bright open-concept layout. The kitchen offers stainless steel appliances, a pantry, raised breakfast bar, and a sunny dining area overlooking nature.

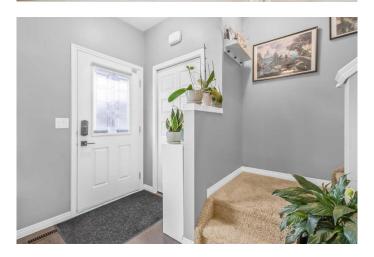
Upstairs features 2 large bedroomsâ€"each with its own 4-piece ensuite, ideal for privacy and flexible living. The walk-out basement is undeveloped but includes roughed-in plumbing for a bathroom, making future development that much easier. Bonus: enjoy a fully fenced yard, gas BBQ line, and a north-facing balcony perfect for relaxing with no rear neighbors.

Tucked in a quiet, pet-friendly complex, you're steps from nature trails, parks, ponds, and a community rec centre, with schools, shopping, and Woodside Golf Course just minutes away.

2 parking stalls (assigned + additional pass)Low condo feesRoughed-in plumbing for basement bathroom







Ideal for first-time buyers.

Don't miss this rare walk-out opportunity in one of Airdrie's most desirable communities!

Built in 2012

### **Essential Information**

MLS® # A2223023 Price \$394,999

Bedrooms 2
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,179
Acres 0.04
Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 4302, 1001 8 Street Nw

Subdivision Williamstown

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0W9

## **Amenities**

Amenities Parking

Parking Spaces 2

Parking Assigned, Stall

#### Interior

Interior Features Bathroom Rough-in, Ceiling Fan(s), No Animal Home, No Smoking

Home, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Partially Finished, Walk-Out

#### **Exterior**

Exterior Features Private Yard

Lot Description Landscaped, Level

Roof Asphalt Shingle

Construction Composite Siding, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 21st, 2025

Days on Market 27

Zoning R2-T

## **Listing Details**

Listing Office Real Broker

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