

**107, 300 Edwards Way NW  
Airdrie, Alberta**

**MLS # A2258126**



**\$290,000**

<b>Division:</b>	Willowbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	895 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Garage Door Opener, Off Street, Outside, Owned, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 568
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete, Metal Frame, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Separate Entrance		

**Inclusions:** NA

This bright corner lot ground - level apartment offers comfort and convenience with 2 spacious bedrooms and a functional layout. Enjoy ease of having separate closed parking space , while visitors will appreciate the ample street parking available right outside . With windows on multiple sides , the unit welcomes plenty of natural light , creating a warm and inviting atmosphere. Perfect for those who value accessibility, privacy and a practical lifestyle. Despite its private settings , its just minutes away from everyday conveniences - strip malls , schools , restaurants and other amenities are all within easy reach. A perfect balance of accessibility and tranquility.