



GRASSROOTS
REALTY GROUP

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316, 305 1 Avenue NW
Airdrie, Alberta

MLS # A2348702

\$239,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	671 sq.ft.	Age:	1998 (28 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Electric BBQ on balcony

Welcome to FLETCHER VILLAGE, one of Airdrie's most sought after ADULT LIVING COMMUNITIES, ideally located in the heart of downtown! This IMMACULATE, TURN KEY UNIT has been exceptionally well cared for and is ready for its new owners. The bright and functional layout offers a comfortable living space with access to a COVERED BALCONY, a well maintained kitchen with a NEW FRIDGE, convenient STACKED LAUNDRY, a BEAUTIFUL TILED SHOWER, and a LARGE LAUNDRY ROOM offering plenty of additional storage. Even better, ELECTRICITY and BASIC CABLE IS INCLUDED in the condo fees! Fletcher Village offers a great selection of amenities, including a workout facility, craft room, and onsite hair salon! The location is hard to beat! Enjoy SHOPPING, RESTAURANTS AND GROCERIES WITHIN WALKING DISTANCE, along with nearby scenic pathways and green space. If you are looking for LOW MAINTENANCE LIVING in a well established community with an incredibly convenient location, this is an opportunity you won't want to miss!