\$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.

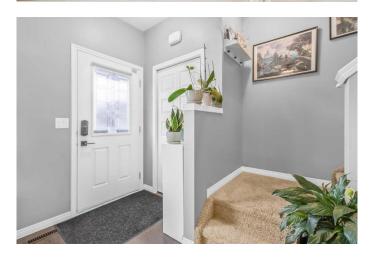
Upstairs features 2 large bedroomsâ€"each with its own 4-piece ensuite, ideal for privacy and flexible living. The walk-out basement is undeveloped but includes roughed-in plumbing for a bathroom, making future development that much easier. Bonus: enjoy a fully fenced yard, gas BBQ line, and a north-facing 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 21

Zoning R2-T

Listing Details

Listing Office Real Broker

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