

# \$544,900 - 1194 Williamstown Boulevard Nw, Airdrie

MLS® #A2208501

**\$544,900**

4 Bedroom, 4.00 Bathroom, 1,421 sqft  
Residential on 0.08 Acres

Williamstown, Airdrie, Alberta

OPEN HOUSES - Saturday, April 12th at  
12-2pm | Sunday, April 13th at 1-3

Welcome to your dream home in the sought-after Williamstown neighborhood! This beautifully updated detached home is mere minutes from a nature reserve, parks, and schools.

Featuring a bright, open floor plan, the main level includes a spacious kitchen with espresso cabinets and a corner pantry, perfect for entertaining. Enjoy a cozy powder room on the main floor, and upstairs you'll find 3 bedrooms, including a primary suite with a walk-in closet and ensuite, alongside an additional full bathroom.

The finished basement offers a versatile rec room, a 4th bedroom, home office, craft room or even a home based business - complete with a sink, and an extra bathroom. **FRESHLY PAINTED and PROFESSIONALLY CLEANED** with a newly cleaned furnace and ducts this home is move-in ready!

The fenced backyard provides a lovely area to spend warm summer evenings. You'll also find generous parking with two spots out back and additional street parking out front.

Don't miss this spectacular family home; immediate possession available! Schedule your viewing today!



Built in 2014

## Essential Information

MLS® #	A2208501
Price	\$544,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.08
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1194 Williamstown Boulevard Nw
Subdivision	Williamstown
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3Y8

## Amenities

Amenities	Other
Parking Spaces	2
Parking	Off Street, Parking Pad

## Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	8
Zoning	R1-L
HOA Fees	50
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Real Broker
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