

# \$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 Williamstown—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 bedrooms—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 fees

Roughed-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	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s), Bathroom Rough-in
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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	15
Zoning	R2-T

## Listing Details

Listing Office	Real Broker
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