

# \$314,900 - 1113, 4 Kingsland Close, Airdrie

MLS® #A2235471

**\$314,900**

2 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.02 Acres

Kings Heights, Airdrie, Alberta

PERFECTLY LOCATED GROUND FLOOR CORNER UNIT. This 2-bed, 2-bath layout sits very differently from many others in the building. As you enter the home, you will love the size of the kitchen, and you won't find many kitchens like this! A massive eating bar, rich cabinetry, black appliances, pot drawers, and a HUGE corner pantry. A sizeable dining area, a large and bright living room, large windows, and a built-in desk area. The master & secondary bedrooms are separate from each other - perfect for a roommate situation and families alike. The master has 2 closets, as well as a 4 pc ensuite. A second 4 pc washroom is located next to the secondary bedroom. In-suite laundry and plenty of room for storage within the unit, as well as a separate storage room downstairs (storage room 2 locker 23). Conveniently located within the complex, making access to the garbage and recycling garage a breeze, the spacious covered patio space has a natural gas barbecue hookup and has a sense of privacy thanks to the mature trees. The complex offers plenty of visitor parking and a truly stunning courtyard area with many beautiful perennial flowers, and a beautiful gazebo that is lit at night. The grounds are meticulously maintained. Pride of ownership here is a 10 out of 10. The home is also roughed in for a security system as well as a garburator and the building has satellite TV hookups should a buyer choose to have satellite TV installed to the unit.



Another unique feature is the Thermolec fresh air system that was installed for the build, which circulates the air regularly. Only steps from the parking stalls. Yes, this unit comes with 2 parking stalls #102 and #113. Located within close walking distance to Kingsview market featuring many great RESTAURANTS, GROCERY STORES, & SO MUCH MORE. Contact your favorite realtor for a viewing today!

Built in 2009

### **Essential Information**

MLS® #	A2235471
Price	\$314,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.02
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1113, 4 Kingsland Close
Subdivision	Kings Heights
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A 0J3

### **Amenities**

Amenities	Gazebo, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall, Titled

## Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting, Storage
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	June 29th, 2025
Days on Market	21
Zoning	R4
HOA Fees	84
HOA Fees Freq.	ANN

## Listing Details

Listing Office	LPT Realty
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