

\$529,900 - 51 Lambeau Lane Se, Airdrie

MLS® #A2206435

\$529,900

3 Bedroom, 3.00 Bathroom, 1,256 sqft
Residential on 0.06 Acres

Lanark, Airdrie, Alberta

30 DAY POSSESSION END UNIT, SIDE ENTRY TO BASEMENT. UNDER CONSTRUCTION. DOUBLE DETACHED GARAGE, DECK, LARGE YARD, FENCED AND LANDSCAPED, NO CONDO FEES. PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "St. Andrews" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the spacious great room with electric fireplace, and 9ft ceiling and gleaming hardwood floors throughout the main floor. The aspiring chef will appreciate the well planned "island" kitchen. From the upgraded 42 inch, soft close cabinets, to the gorgeous quartz countertops, everything is within easy reach. The sparkling stainless steel fridge, the glass top, self cleaning electric range, dishwasher, and over the range microwave/hoodfan are all just an arms length from the kitchen sink. Opposite side of the island, provides a convenient pantry, and desk with upper cabinet for all those recipe books you will collect. The spacious dining area features a large picture window looking out upon the back yard with room for the kids to play, with a rear entry door to the deck for those summer bbq's. Here also is a 2pc powder room for your guests convenience, and perhaps the kids hurried need. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary



QUICK POSSESSION

ST. ANDREWS

51 Lambeau Lane • Lanark Landing, Airdrie

1291 sq ft 3 bedrooms 2.5 bathrooms 20'



FEATURES

- ✓ Triplex (Right Unit)
- ✓ No Condo Fees
- ✓ Basement Side Entry
- ✓ Detached Double Car Garage
- ✓ Front Concrete Pad
- ✓ Full Landscaping to Front/Back
- ✓ 9' Main Floor Ceiling
- ✓ Rear Treated Wood Deck
- ✓ Quartz Countertops
- ✓ Eng. Hardwood Main Floors
- ✓ Upper Floor Laundry
- ✓ Electric Fireplace
- ✓ Built-In Desk



NOTES

*Price includes lot&gst. Price, features & plan are subject to change at any time.

bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity. The full basement provides rough in plumbing for a future bath, one window for future bedroom, and enough space remaining for a spacious future family room if you decide your family needs room to spread.

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2206435 |
| Price | \$529,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,256 |
| Acres | 0.06 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 51 Lambeau Lane Se |
| Subdivision | Lanark |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4A 3P3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Quartz Counters, Separate Entry |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Full, Unfinished |



Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Concrete, Stone |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 12 |
| Zoning | r3 |
| HOA Fees | 152 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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