

# \$549,900 - 83 Lambeau Lane Se, Airdrie

MLS® #A2252044

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.05 Acres

Lanark, Airdrie, Alberta

IMMEDIATE POSSESSION, END UNIT, SIDE ENTRY TO BASEMENT. THIS HOME IS UNDER CONSTRUCTION,, ,DOUBLE DETACHED GARAGE, DECK, FENCED AND LANDSCAPED, NO CONDO FEES.

PICTURES ARE OF SAME MODEL, NOT SUBJECT PROPERTY. Welcome to the "Kingston" townhome, by Award winning, Master Builder, Douglas Homes Ltd. From the front covered porch, the entry opens onto the front flexroom/den. 9ft ceiling and 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 in the huge island. The spacious dining area features a large picture window. The spacious greatroom with feature electric fireplace, with large picture window looking out onto the large back yard, with lots of space for the kids to play. Also a rear entry door to the deck for those summer bbq's. Upstairs includes 2 good sized secondary bedrooms, a 4pce bathroom with quartz vanity and tile floors, a convenient upstairs laundry, and a spacious primary bedroom with large upsized window and ensuite bath, with walk in shower, with glass front, tile floor and again a quartz vanity with his n her sinks. 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. . THIS IS AN END UNIT WITH SIDE ENTRY TO THE BASEMENT.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252044      |
| Price          | \$549,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,526         |
| Acres          | 0.05          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 83 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                                                        |
| Appliances        | Quartz Counters, Separate E<br>Dishwasher, Electric Range,<br>Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Electric                                                                             |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |
| <b>Exterior</b>   |                                                                                      |
| Exterior Features | None                                                                                 |
| Lot Description   | Back Yard, Landscaped                                                                |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Concrete, Vinyl Siding, Wood                                                         |
| Foundation        | Poured Concrete                                                                      |

QUICK POSSESSION

KINGSTON

83 Lambeau Lane SE • Lanark, Airdrie

1476 sq. ft
3 bedrooms
2.5 bathrooms
20'

**FEATURES**

- ✓ Triplex (Left 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
- ✓ Electric Fireplace
- ✓ Walk in Closet

**NOTES**

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

Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 55                |
| Zoning         | r3                |
| HOA Fees       | 152               |
| HOA Fees Freq. | ANN               |

Listing Details

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

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