



GRASSROOTS
REALTY GROUP

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1203, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2233752



\$274,500

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	814 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 514
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-29
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	Attached Shelves.		

STYLISH, FUNCTIONAL, AND PERFECTLY LOCATED — Welcome to this beautifully designed 2 Bed + 2 Bath single level Condo, with a TITLED UNDERGROUND PARKING STALL and LAKE VIEWS from your private balcony! Boasting an OPEN-CONCEPT layout with LUXURY VINYL PLANK flooring, 9' ceilings, QUARTZ countertops throughout, and a BRIGHT EAST-FACING BALCONY for peaceful morning coffees and shaded afternoon enjoyment. The perfectly equipped Kitchen features rich cabinetry with a contrasting tiled backsplash, an organized Pantry, sleek SS appliances, and an expansive eat-up bar—ideal for both cooking and entertaining. The spacious Living & Dining area blend together seamlessly, opening onto the PRIVATE Balcony. The Primary has a Juliette balcony and also includes a ceiling fan, built-in closet shelving, and a 4-piece Ensuite with extra shelving, and a SOAKER TUB / shower combo. A generously sized 2nd bedroom is tucked away for privacy, and the full 4-pc Bath hosts QUARTZ counters and a medicine cabinet. The IN-SUITE LAUNDRY adds ultimate convenience with extra storage and shelving. On top of the fantastic quiet location and east-facing Balcony with peaceful LAKE VIEWS, you have unbeatable access to Genesis Place Recreation Centre, Airdrie's top amenities, and East Lake Park, just steps from your front door. PLUS your condo fees include: Heat, Water, Sewer, Insurance, Management Fees, Reserve Fund Contributions, and Snow & Trash Removal! Whether you're downsizing, investing, or buying your first Home—this one checks all the boxes and is a MUST SEE!