



GRASSROOTS
REALTY GROUP

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3304, 604 8 Street SW
Airdrie, Alberta

MLS # A2253022



\$249,900

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 590
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, See Remarks, Storage		

Inclusions:	N/A
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Welcome to Iron Horse, a well-cared-for complex in the heart of Luxstone! This vacant and move-in ready 2 bedroom, 1 bathroom condo offers unbeatable value. The building's condo fees include all utilities, giving you peace of mind and one less bill to worry about. Inside, you'll love the open-concept layout featuring a bright living area with a cozy corner gas fireplace, neutral LVP flooring and paint, and a good-sized kitchen complete with a newer stainless steel refrigerator. Step outside to your large, covered balcony with views — perfect for morning coffee or relaxing evenings. This unit comes with the added bonus of a washer/dryer and an underground parking stall for year-round comfort and safety. Located in the family-friendly community of Luxstone, you'll find schools, shopping, parks, and pathways all within walking distance. Don't miss this opportunity to own a fantastic unit in a great location — book your showing today!