



**GRASSROOTS**  
REALTY GROUP

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1417, 604 East Lake Boulevard NE  
Airdrie, Alberta

MLS # A2253764



**\$315,000**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Storage		

**Inclusions:** Murphy Bed, All Wall Units.

Gorgeous Top Floor, Corner Unit with Soaring Cathedral Ceilings, Large Private Deck, and has an Underground Parking Stall. \*\* This Fantastic 2 Bedroom, 2 Bathroom Condo with No Carpets has 960 sqft of Amazing Living Space and is Ready for a QUICK POSSESSION. When you enter this Condo, you will immediately notice the Private Foyer that has a Large Storage Room off the entry. The HARDWOOD FLOORS welcome you to the Main area that has the EXPANSIVE 18' HIGH CATHEDRAL CEILING that allows lots of Natural Light from the Extra Windows. The Living Room has a great Shiplap Wall and Opens to the Oversized Deck that is private and has great space for your Patio Furniture. The Kitchen has a Large Island and Newer Stainless Steel Appliances, and opens to the Dining Area that has a Built in Wall Unit for extra storage. The Primary Bedroom is 14'1" x 11'3" and has a Walk through Closet to the 4 pc Ensuite. Bedroom 2 is 10'3" x 12'1", is located on the opposite end of the Condo and includes a Murphy Bed for your Guests with the 4 pc Main Bathroom steps away. There is also a Laundry Room. The Condo includes an Underground Parking Stall. This Great Complex is located beside Genesis Place which is perfect for Lifestyle Living if you are active and want swim, skate, work out in the Gym, or partake in the many classes provided. It is also close to Transportation, and Dining. Condo fees of \$589.85 include all your utilities except electricity. Pets permitted with Board Approval - 2 small pets both no more than 25 lbs each or 1 medium at 40 lbs.