



GRASSROOTS
REALTY GROUP

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**1417, 604 East Lake Boulevard NE
Airdrie, Alberta**

MLS # A2253764



\$315,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	960 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting		

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

Inclusions: Murphy Bed, All Wall Units.

NEW PRICE Dec 17th ** 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 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 include all your utilities except electricity. Pets are allowed with Board Approval.