



**GRASSROOTS**  
REALTY GROUP

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**2203, 604 East Lake Boulevard NE**  
**Airdrie, Alberta**

**MLS # A2255346**



**\$275,000**

<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>	847 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 514
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry		

**Inclusions:** None

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo featuring a functional layout. The primary bedroom includes a private 3-piece ensuite, while the second bedroom is serviced by a full main bathroom. Enjoy open-concept living with a bright living room, an open concept kitchen and access to your own private balcony. Situated on East Lake Boulevard, this condo is right beside Genesis Place and within walking distance to Bert Church High School, tennis and basketball courts, an outdoor hockey rink, parks, and nearby shopping. With quick access to local amenities, industrial areas, and recreation, this home offers convenience and comfort in a well-maintained building. Move-in ready and ideal for first-time buyers, down sizers, or investors!