



GRASSROOTS
REALTY GROUP

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2409, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2256255



\$229,900

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: None

Welcome to this bright and stylish 1-bedroom + DEN condo with 1 INDOOR TITLED parking stall, perfect for first-time buyers, investors, or those looking to downsize. The open-concept layout features a modern kitchen with plenty of cabinet space, a comfortable living area filled with natural light, and access to a private balcony—ideal for morning coffee or evening relaxation. The spacious bedroom offers a large closet, while the unit also includes convenient in-suite laundry and a well-appointed bathroom. Enjoy the benefits of low-maintenance living with condo fees that cover many utilities. This well-managed building is located close to shopping, restaurants, parks, and transit, making it easy to enjoy everything the community has to offer. Whether you’re seeking an affordable place to call home or a smart investment, this condo is an excellent choice! Excellent location just steps from Genesis rec. centre, Burt Church Theatre & High School, and East Lake storm pond/ East Lake Regional Park. Just a short walk to Tim Hortons, Wendy's, Petro Canada & Smitty's Restaurant & Lounge.