



GRASSROOTS
REALTY GROUP

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1318, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2265105



\$325,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	969 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Tandem, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

OPEN HOUSE Saturday Oct 25th noon-2pm. Welcome to this well-maintained, spacious corner unit condo with 9 foot ceilings offering over 900 sq. ft. of comfortable living space. Located in a highly desirable, family-friendly community, this home is perfect for small families, first-time buyers, or those looking to downsize without compromising on quality or space. Step inside to find an airy, open-concept layout centered around kitchen island, perfect for gathering with loved ones or cooking a family meal. The layout flows seamlessly onto an oversized balcony, ideal for morning coffee or evening unwinding. This unit boasts two generously sized bedrooms, including a primary suite with a large walk-in closet and a private ensuite bathroom. A second full bathroom adds extra convenience for guests or family. Additional highlights include 2 underground parking stalls (rare tandem parking), a Pet-friendly building and reasonable condo fees. You also have easy access to nearby Genesis Place, a premier community facility featuring a fitness center, pool, arenas, gymnasium, and more. Don't miss your chance to own this bright, spacious condo in a vibrant, amenity-rich community. Book your viewing today!