



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2273748**



**\$260,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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

Discover unparalleled convenience and comfort in this beautifully updated, 847 sqft south-facing condo. With 2 bedrooms and 2 bathrooms, the functional floor plan expertly maximizes space and light, delivering a bright, inviting atmosphere through its open-concept design. Enjoy a spacious living room that flows seamlessly out to your exclusive, sunny balcony. The kitchen is a highlight, featuring warm walnut cabinets, a neutral backsplash, and a large island with seating for four, making it perfect for both casual meals and entertaining. Thoughtfully designed for privacy, the primary bedroom boasts a private 3-piece ensuite and is filled with natural light from a large window. This unit also includes a generously sized second bedroom, a full 4-piece main bathroom, and convenient in-suite laundry.

The location is simply unbeatable: Situated on East Lake Boulevard, you are literally across the street from Genesis Place! Walk to Bert Church High School, the outdoor hockey rink, tennis courts, and nearby shopping. This bright, modern home in a well-maintained building is move-in ready and the ideal, hassle-free choice for first-time buyers, down sizers, or savvy investors. Book your showing today!