



2421, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2288489



\$269,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | East Lake Industrial | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 809 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 504 |
| Basement: | - | LLD: | - |
| Exterior: | Metal Siding , Stucco, Wood Frame | Zoning: | DC-29 |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, Open Floorplan | | |

Inclusions: N/A

Welcome to this TOP FLOOR 2 BEDROOM + DEN, 2 FULL BATHROOM condo with TITLED UNDERGROUND PARKING in The Edge, ideally located beside EAST LAKE and GENESIS PLACE RECREATION CENTRE in Airdrie. This bright and well designed home offers an excellent floor plan with the bedrooms located on OPPOSITE SIDES OF THE UNIT, providing privacy that works well for shared living, guests, or a roommate situation. The primary bedroom features a walk through closet, private 4 piece ensuite, and direct access to the WEST FACING BALCONY. The open concept living space connects the kitchen, dining, and living room and is filled with natural light. The kitchen features granite countertops, stainless steel appliances, and ample cabinetry. The DEN offers a flexible space for a home office or additional storage and is conveniently located beside the second full bathroom. Step outside to the large WEST FACING BALCONY, accessible from both the living room and the primary bedroom, an ideal spot to enjoy afternoon sun and evening sunsets. Additional highlights include IN SUITE LAUNDRY, TITLED UNDERGROUND PARKING, and a storage unit conveniently located at the front of the parking stall. Located steps from East Lake, walking paths, green space, schools, and Genesis Place recreation centre. Residents enjoy an active lifestyle with year round recreation, fitness facilities, and beautiful outdoor space right outside the building. Shopping, restaurants, and quick access to Deerfoot Trail make commuting into Calgary convenient. With its TOP FLOOR location, smart layout, and access to East Lake and Genesis Place, this is an excellent opportunity for FIRST TIME BUYERS, DOWNSIZERS, or INVESTORS looking for a well located property in Airdrie. Book your showing today.