



2422, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2296496



\$325,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: fridge, stove, microwave hood cover, built in dishwasher, washer, dryer, all window coverings

Perched on the top floor with beautiful views of East Lake, this spacious and thoughtfully designed 2 bedroom + den, 2 bathroom suite offers over 800 Sq Ft of refined, functional living space and comes with 2 indoor parking stalls—truly feeling more like a full-sized home than a condo. With 9’ ceilings and oversized windows, the home is filled with natural light, enhancing its open and airy feel. The well-appointed kitchen features a stainless steel appliance package, stylish pendant and under cabinet lighting, a convenient breakfast bar, and an abundance of prep and storage space—perfect for both everyday living and entertaining. The open-concept living and dining area provides flexibility for furniture placement to suit your lifestyle, while the private balcony with calming lake views extends your living space during the warmer months. The king-sized primary bedroom is a relaxing retreat, complete with a walkthrough closet, a 3-piece ensuite, and direct access to the balcony. Thoughtfully positioned for privacy, it is nicely separated from the second bedroom—ideal for roommates or long-term guests. The versatile den offers the perfect space for a home office, hobby area, or additional storage. The Edge is a well-maintained and professionally managed pet friendly two-building complex, known for its peaceful lakeside setting, immaculate common areas, reasonable condo fees, and ample visitor parking. Located right next door, Genesis Place offers an incredible range of amenities. This is more than just a home—it’s a lifestyle. Discover life at its best.