



**2414, 604 East Lake Boulevard NE
Airdrie, Alberta**

MLS # A2302521



\$210,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	639 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to The Edge. This quiet, top-floor corner unit offers great natural light and a beautiful view of East Lake. There is a unique and open floorplan which gives a spacious feel to the living space, along with granite countertops throughout, stainless steel appliances, a recently upgraded stacked washer and dryer and brand new carpet in the bedroom. The unit comes with a conveniently located, titled underground parking stall. One of the biggest perks of living at The Edge is the location; you are right next door to the Genesis Centre, which offers a huge range of amenities including a 6-lane, 25-meter pool, dive tank, water slide, hot tub, steam room, indoor soccer field, gyms, dance studio, running tracks, fitness spaces, two NHL-sized ice rinks, and more. You're also just minutes from East Lake with walking paths, great for getting outside or walking the dog. The unit is vacant and available for quick possession, so book a showing right away!