GRASSROOTS REALTY GROUP

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2220, 604 East Lake Boulevard Airdrie, Alberta

MLS # A2304127

$300,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	**Water:**	-
Floors:	Carpet, Ceramic Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 552
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	DC-29
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Opportunities like this in "The Edge" are rare, with lake views from this second-floor 2-bedroom + den condo unit with underground parking. Inside, you'll find a bright and modern open-concept layout with a nicely updated kitchen that flows seamlessly into the dining and living areas, all of which offer serene views of the park-like setting and the lake beyond. The spacious primary suite features a walk-through closet to the en-suite bathroom. A second generously sized bedroom, a full 4-piece bathroom, and in-suite laundry offer convenience for guests and daily living. The den offers a versatile space ideal for additional storage or can be transformed into a home office or hobby room. Located steps from Genesis Place, East Lake walking paths, outdoor tennis courts, and other recreational amenities. This condo offers a perfect balance between turnkey living and a location that gets you out and keeps you active.

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