



**4310, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2139537**



**\$289,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Cable Internet Access, Electricity Connected, H
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

2 full bathrooms with south facing balcony. Full through laminate flooring and newer paint makes this condo show very well. Great value for this home. The third floor with a nice south view, in-suite laundry. Quick possession available. Condo fees include all utilities except cable and phone, Very bright SOUTH Exposure. SECURED, HEATED and TITLED underground parking. Don't miss this one. Possession date is very flexible. Quick possession available due to vacant. Public transit directly in front of the complex and walking distance to stores /shopping with Sobey's open 24H. Vacant. Thank you.