



**1111, 604 East Lake Boulevard NE**  
**Airdrie, Alberta**

**MLS # A2140887**



**\$229,900**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	594 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** -

**Exterior:** Metal Siding , Stucco, Wood Frame

**Foundation:** -

**Features:** High Ceilings, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 348

**LLD:** -

**Zoning:** DC-29

**Utilities:** -

**Inclusions:** N/A

Hurry in to view this one bedroom +den, one bath unit which is conveniently located next to Genesis Place (recreation centre) and also easy access to East Lake Park which has many outdoor activity options for everyone. As you enter the foyer of the unit, the kitchen is to your right with plenty of cabinets and counters, white appliances and a raised breakfast bar. The dining room and living room areas are open and quite spacious, great for entertaining. Your balcony is just off the living room where you can enjoy your morning sun and coffee or barbeque dinner in the cooler shade of the evening. Tucked away at the end of the hallway is the in-unit laundry area which has a stackable washer/dryer. There is a good-sized primary bedroom located across the hall from the den and 4-piece main bath. You will be thrilled that this unit has one UNDERGROUND PARKING STALL, especially during the cold winter months. **\*\*Pets are allowed with board pre-approval\*\*** This is a great unit, in a great location! Come quick to view!