



**4210, 604 8 Street SW**  
**Airdrie, Alberta**

**MLS # A2148772**



**\$299,900**

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 629
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks, Storage		

**Inclusions:** N/A

This 2-bedroom, 2-bathroom, 2 titled underground parking, south-facing condominium offers exceptional value at an affordable price. Boasting a spacious kitchen with raised eating bar and newer stainless-steel appliances. There is a separate dining space and a large living room that opens to the south facing balcony. The two great-sized bedrooms provide ample space for rest and relaxation, with the primary featuring a walk-in closet, a 2nd closet and full ensuite. There is a laundry room with new washer/dryer that also offers ample storage space. This home is also one of very few that has 2 side by side titled under ground parking stalls. Ideally situated with nearby shopping, dining, and entertainment options abound, making this the perfect home for first-time buyers, investors, or downsizers looking for a comfortable and convenient lifestyle. Call today to arrange your showing!