



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

**MLS # A2156939**



**\$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>	906 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>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<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, Storage		

**Inclusions:** n/a

Welcome to this beautifully designed 2 BEDROOM, 2 BATHROOM condo, where comfort meets convenience. The OPEN CONCEPT Living and Dining areas offer a bright, spacious environment perfect for both relaxing and entertaining. The MODERN KITCHEN is a highlight, featuring a BREAKFAST BAR, BRAND NEW STAINLESS STEEL appliances, and plenty of counter space for your culinary creations. The two Good Sized Bedrooms provide a peaceful retreat, with the Master Suite boasting a private EN-SUITE bathroom. You'll find ample storage throughout the unit, ensuring a tidy and organized living space. Step outside to enjoy the fresh air on your private balcony, perfect for sipping your morning coffee or unwinding after a long day. Adding to the convenience, this condo includes 2 TITLED Parking Stalls in a secure, heated underground garage—ideal for year-round comfort and ease. Situated in a PRIME LOCATION, you're just minutes away from shopping, dining, parks, and public transportation, making it easy to enjoy all the local amenities. Don't miss the chance to make this exceptional condo your new home! Call to book your showing today!!!