



**1409, 604 East Lake Boulevard NE**  
**Airdrie, Alberta**

**MLS # A2195331**



**\$294,900**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Tandem, Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** blinds

Step into this stunning TOP FLOOR unit, where natural light pours in through the soaring ceilings and skylight in the main living area! Few units offer this level of brightness and openness. The galley-style kitchen is beautifully designed with sleek modern cabinetry, granite countertops, and a stylish subway tile backsplash. The spacious primary suite boasts its own ensuite bathroom, a walk-through closet, and sliding doors leading directly to a south-east facing balcony with views of East Lake. You'll also find a second bedroom, a roomy 4-piece main bathroom, and the convenience of in-suite laundry. What makes this property even more exceptional is the OVERSIDED LEASED STORAGE LOCKER &mdash;2-3 times larger than standard&mdash;and a RARE TANDEM 2-car titled underground parking space. Perfect for households with two vehicles or even for parking a motorbike! The Edge is a well-maintained building, offering easy access to Genesis Place and the serene East Lake Park. Enjoy nearby amenities, including tennis and pickleball courts, sports fields, a multi-use rink, and scenic walking paths. This is a rare find&mdash;don't let it slip away! Schedule your showing today!