



**2417, 604 East Lake Boulevard NE  
Airdrie, Alberta**

**MLS # A2197143**



**\$299,000**

<b>Division:</b>	East Lake Industrial		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	924 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Carpet, Ceramic Tile

**Roof:** -

**Basement:** None

**Exterior:** Composite Siding, Wood Frame

**Foundation:** -

**Features:** No Animal Home, No Smoking Home, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 376

**LLD:** -

**Zoning:** DC-29

**Utilities:** -

**Inclusions:** None

Gorgeous & Very Unique Top Floor unit with 2 Balconies & 20 Foot Ceilings, located inside the complex, away from the Blvd noise. Offering 2 bedrooms & 2 bathrooms, with the Master having a 3pce ensuite with large separate shower. The 2nd bedroom is on the other side of the living room for optimal privacy. Kitchen features stainless steel appliances with dark cabinets & pendant lights over the wrap-around breakfast bar with room for 4 stools. Enjoy in-suite laundry with some storage, plus heated underground parking with one stall. Located next to Genesis Place with Twin areas & fitness center, plus easy access to all major routes & all amenities.