



GRASSROOTS
REALTY GROUP

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1403, 604 8 Street SW
Airdrie, Alberta

MLS # A2198062



\$286,500

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	856 sq.ft.	Age:	2002 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions:	N/A
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Awesome top floor unit in the desirable Iron Horse complex! This bright, spacious 2 bedroom, 2 bathroom home boasts a wide open floor plan featuring large living room with corner gas fireplace and patio doors to huge, west facing balcony, spacious dining area, lovely kitchen with lots of counter space and cabinetry and all new windows and patio door installed in 2024! It is a split bedroom plan making it ideal for maximum privacy for yourself and guests. The primary bedroom is very spacious featuring walk through closet and 4 piece ensuite bath. The second bedroom is the size of the primary suite with second 4 piece bath conveniently located immediately adjacent! The large in suite laundry/storage room is an added bonus. This unit comes with 2 assigned outdoor parking stalls equipped with plug ins and all utilities are included in the very reasonable condo fees. This is a fantastic location close to shopping, transportation, schools, walking paths etc. and a must to see so book your showing today!