

**2127, 604 East Lake Boulevard NE  
Airdrie, Alberta**

**MLS # A2265320**

**\$275,000**



<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>	871 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Stall, Tandem, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters		

<b>Inclusions:</b>	Two Shelves in Living Room, Bike Racks
--------------------	--

Welcome to East Lake Boulevard, this one-of-a-kind ground floor unit with a private entrance from the main building is a bright and spacious 2-bedroom+den main floor condo offering 871 sq ft of comfortable living. The open layout features 9' ceilings, a modern kitchen with granite countertops and plenty of cabinet space, adjoining a welcoming living area with floor to ceiling windows that brings in natural light, and step out onto your private WEST FACING patio, complete with its own separate entrance. The primary bedroom includes a 3-piece ensuite, and large closet, while the second bedroom is served by a full 4-piece bath. A generous den provides additional flexibility and includes convenient in-suite installed bicycle racks, or plenty of room for a home office. Parking is a dream with a tandem double parking spot, with room for TWO vehicles. Enjoy the benefits of in-suite laundry, plus condo fees that cover heat, water, sewer, insurance, management, reserve fund contributions, snow and trash removal. Ideally located steps from Visitor parking, and right beside East Lake Park and Genesis Place Recreation Centre, giving very close access to walking, running pathways, biking trails, a local pond, tennis and pickleball courts, and an outdoor ice rink for the outdoor enthusiast. This family friendly AND pet friendly building with an excellent reputation combines comfort, convenience, and great amenities in one stunning package!