

**1318, 604 East Lake Boulevard NE**  
**Airdrie, Alberta**

**MLS # A2270126**



# \$315,000

<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>	969 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 599
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

Open House December 7th 1pm-4pm. Welcome to this well-maintained, spacious corner unit condo with 9 foot ceilings offering over 900 sq. ft. of comfortable living space. Located in a highly desirable, family-friendly community, this home is perfect for small families, first-time buyers, or those looking to downsize without compromising on quality or space. Step inside to find an airy, open-concept layout centered around kitchen island, perfect for gathering with loved ones or cooking a family meal. The layout flows seamlessly onto an oversized balcony, ideal for morning coffee or evening unwinding. This unit boasts two generously sized bedrooms, including a primary suite with a large walk-in closet and a private ensuite bathroom. A second full bathroom adds extra convenience for guests or family. Additional highlights include 2 underground parking stalls (rare tandem parking), a Pet-friendly building and reasonable condo fees. You also have easy access to nearby Genesis Place, a premier community facility featuring a fitness center, pool, arenas, gymnasium, and more. Don't miss your chance to own this bright, spacious condo in a vibrant, amenity-rich community. Book your viewing today!