

**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>	Titled, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 533
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		
<b>Inclusions:</b>	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. Court Date is set for hearing 24 April 2025.