

**1116, 604 East Lake Boulevard NE**  
**Airdrie, Alberta**

**MLS # A2235187**



**\$254,900**

<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>	841 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 482
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC-29
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Animal Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** All Furnishings - See Schedule "F" attached to Supplements

GROUND FLOOR UNIT! Great unit! Great price! 2 bed AND a DEN! And ALL Furniture INCLUDED! Walk into a nice UPDATED and Modern kitchen (YES QUARTZ countertops) with a peninsula island with eating bar. This opens on to the open living space large enough for a table and chairs (for a more social dining experience) and ample space for a couch or two to enjoy socializing, or to watch your favorite show. Off to either side are 2 good size bedrooms, 2 - 4 piece Bath (1 being an ensuite) and also a DEN/Storage! Did I mention in suite laundry? And there are sliding doors to your patio and some green space to enjoy the summer! The unit also comes with it's own assigned Parking Stall! VERY close to recreation (Genesis Centre steps away)...Legacy Loop walking trails...shopping...schools... Come have a LOOK!