

**2431, 604 East Lake Boulevard NE  
 Airdrie, Alberta**
**MLS # A2277201**
**\$338,000**


<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 590
<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>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	TV Bracket, 2 Main Door Keys, Ensuite Cabinet, Doorbell & keypad.		

Welcome to UPGRADED TOP-FLOOR LIVING, where natural light, vaulted ceilings, and tons of thoughtful upgrades come together in this 947sqft 2 Bed + 2 Bath unit, also boasting 2 Tandem style titled UNDERGROUND Parking stalls! Recently refreshed with newly painted walls, cabinetry & doors - this home combines modern comfort with timeless appeal. Step inside the large tiled Foyer with an organized closet, and instantly appreciate the vaulted ceilings, and many large windows fitted with Custom Shutters that flood the space with natural light while offering peaceful SW views of the surrounding mountain landscape and lake. The open-concept design creates an inviting flow, ideal for both everyday living and entertaining, with rich Hardwood flooring throughout the Living & Dining areas. The kitchen is both stylish and functional, featuring granite countertops, stainless steel appliances, durable tile flooring, and a rare walk-in pantry - a standout feature in condo living. Just off the kitchen is a centrally located, oversized Dining area that flows into an elegant Living Room, which steps outside to soak up the sun and views from the large Private CORNER BALCONY! The spacious Primary Bedroom offers newer carpet, a generous walk-through closet with a modern barn door, and a private 3-pc Ensuite with tile flooring granite countertops, and a walk-in shower - creating a comfortable retreat. The second Bedroom is also well-sized with soft carpeting and is perfectly situated for guests, a home office, or flex space. Complemented by a stunning nearby 4-pc Bathroom with tile finishes. The convenient hidden-away IN-SUITE LAUNDRY closet with newer Electrolux Washer & Dryer adds everyday ease, as well as the great storage room right inside your unit, another BONUS you don't see everyday! On top of the 2 tandem style titled and secure parking spaces, you also

have access to bike storage and an abundance of visitor parking. Condo fees include: HEAT, WATER, sewer, insurance, management, reserve fund contributions, snow removal, recycling and trash, offering excellent value and simplified monthly expenses. Recent upgrades: paint, fixtures, carpet, lighting, AC, induction stove & dishwasher. Ideally located steps from East Lake Park and Genesis Place Recreation Centre, residents enjoy easy access to walking and biking paths, tennis and pickleball courts, and an outdoor skating rink. This family-friendly & pet-friendly (with restrictions) building is well regarded for its location, livability, and community feel&mdash;making this an exceptional opportunity to own in one of Airdrie's most connected neighbourhoods.