

**2220, 604 East Lake Boulevard
Airdrie, Alberta**

MLS # A2304127



\$300,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	877 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 552
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Opportunities like this in "The Edge" are rare, with lake views from this second-floor 2-bedroom + den condo unit with underground parking. Inside, you'll find a bright and modern open-concept layout with a nicely updated kitchen that flows seamlessly into the dining and living areas, all of which offer serene views of the park-like setting and the lake beyond. The spacious primary suite features a walk-through closet to the en-suite bathroom. A second generously sized bedroom, a full 4-piece bathroom, and in-suite laundry offer convenience for guests and daily living. The den offers a versatile space ideal for additional storage or can be transformed into a home office or hobby room. Located steps from Genesis Place, East Lake walking paths, outdoor tennis courts, and other recreational amenities. This condo offers a perfect balance between turnkey living and a location that gets you out and keeps you active.