

2226, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2339591



\$255,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo offering stunning lake views, a functional layout, and an unbeatable location close to some of Airdrie's best recreation and everyday amenities. Step inside to a bright and spacious open-concept floor plan featuring 9-foot ceilings and a well-appointed kitchen complete with stainless steel appliances, granite countertops, ample cabinetry, and an oversized island with breakfast bar seating. Whether you're entertaining friends or enjoying your morning coffee, this space is designed for both comfort and functionality. The generous living area flows seamlessly onto a large private balcony where you can sit back, relax, and take in the beautiful lake views. The primary bedroom is perfectly positioned overlooking the lake and features a walk-through closet leading to a private 3-piece ensuite. On the opposite side of the unit, you'll find a spacious second bedroom and an additional full bathroom, providing excellent separation and privacy for kids, guests, a roommate, or a home office. Additional features include in-suite laundry, plenty of storage, a heated underground parking stall, and your own storage locker. The location is a standout, especially for active families and fitness lovers. You're just minutes from Genesis Place, Airdrie's outdoor artificial turf field and recreation facilities, making it incredibly convenient for families with kids in football and other sports, or anyone who loves having fitness and recreation close to home. Shopping, restaurants, schools, parks, and everyday conveniences are also within easy reach. With lake views, underground parking, a spacious floor plan, fantastic recreation nearby, and move-in-ready condition, this condo checks all the boxes. Come see everything it has to offer!