



THE
A-TEAM

**RE/MAX
FIRST**

604 EAST LAKE Boulevard #1314, Airdrie T4A 2K9

MLS® #: **A2152243** Area: **East Lake Industrial** Listing Date: **07/26/24** List Price: **\$314,900**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **809 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **808**
 Low Sqft:
 Ttl Sqft: **808**

DOM

52
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Range Hood, Refrigerator, Washer**
 Int Feat: **Elevator**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 11`9"	Dining Room	Main	12`4" x 14`5"
Bedroom - Primary	Main	10`0" x 11`7"	Bedroom	Main	8`11" x 12`10"
Den	Main	6`8" x 9`0"	Kitchen	Main	9`0" x 6`11"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$474** Title: **Fee Simple** Zoning: **DC-29**

Legal Desc: 0913950

Fee Freq:
Monthly

Remarks

Pub Rmks: **The edge is conveniently located close to bus routes, shopping, hotels, walking paths & the Genesis Center...This unit is over 850 sq ft. This unit has a two-bedroom den and two washrooms a very functional kitchen with all the necessities including a sit-up eating bar! There is a bright & airy living room with a West facing balcony for those warm there's a heated, TITLED UNDERGROUND PARKING STALL! this lovely West facing unit could be your new home, just in time to enjoy everything this area has to offer... So book your appointment to see this beauty before it's gone!!**

Inclusions:
Property Listed By: n/a
Century 21 Bravo Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







