

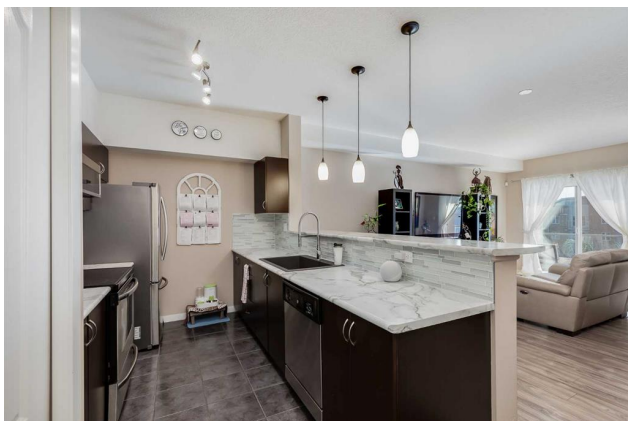


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**604 EAST LAKE Boulevard #1403, Airdrie T4A0G6**

MLS® #: **A2162076**      Area: **East Lake Industrial**      Listing Date: **09/05/24**      List Price: **\$299,900**  
 Status: **Pending**      County: **Airdrie**      Change: **-\$10k, 01-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2008**      Abv Sqft: **823**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **826 sqft**      Ttl Sqft: **823**  
 Lot Shape:

DOM

**42**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Underground**

Utilities and Features

Roof:  
 Heating: **Hot Water**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stucco**  
 Flooring: **Linoleum, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`5" x 9`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`0" x 5`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>9`2" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`7" x 5`1"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`5"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 5`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`0" x 5`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$514

Fee Simple  
Fee Freq:  
Monthly

DC-29

Legal Desc: 0913950

Remarks

Pub Rmks: **\*\*LUXURY LAKESIDE LIVING AT IT'S FINEST\*\*** Imagine turning into your new home complex and seeing the popular **\*\*GENESIS PLACE RECREATION CENTRE\*\*** just steps away—how **CONVENIENT** would that be? As you walk through the **STYLISH LOBBY**, a smile crosses your face. Entering the home, you're welcomed by a **WARM & INVITING KITCHEN**, perfect for cooking up culinary masterpieces while friends and family **RELAX** at the eating bar. The living room, **BATHED IN MORNING SUNLIGHT**, offers the perfect place to **UNWIND AFTER A LONG DAY**. Step out onto your east-facing balcony, where **BREATHTAKING LAKE VIEWS** await. Picture yourself enjoying your morning coffee here, **SOAKING IN THE PEACEFUL SURROUNDINGS**. Your master retreat is a **SUN-FILLED SANCTUARY**, providing **COMFORT & RELAXATION** in abundance. And with **HEATED UNDERGROUND PARKING**, you'll never have to scrape windshields again! This **STUNNING** home could be yours for just **\$15,875 down and \$1,727.37 per month (o.a.c.)**. Don't miss your chance to live in style and comfort—act fast!

Inclusions: N/A  
Property Listed By: eXp Realty

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



