



THE
A-TEAM

**RE/MAX
FIRST**

604 EAST LAKE Boulevard #1217, Airdrie T4A 0G5

MLS® #: **A2163208**

Area: **East Lake Industrial**

Listing Date: **09/13/24**

List Price: **\$339,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 13-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Airdrie**
City/Town: **Airdrie**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **973**
Low Sqft:
Ttl Sqft: **973**

DOM

70

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Courtyard**

Construction: **Metal Siding ,Stucco,Wood Siding**
Flooring: **Linoleum,Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`6" x 8`4"	Dining Room	Main	9`3" x 11`4"
Bedroom - Primary	Main	14`1" x 11`3"	Walk-In Closet	Main	4`0" x 7`4"
4pc Ensuite bath	Main		Kitchen	Main	11`10" x 8`5"
Living Room	Main	11`7" x 13`5"	Bedroom	Main	10`3" x 12`0"
4pc Bathroom	Main		Storage	Main	6`5" x 4`0"
Laundry	Main	3`2" x 3`0"	Balcony	Main	9`0" x 12`8"

Legal/Tax/Financial

Condo Fee:
\$599

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-29

Legal Desc: **0913950**

Remarks

Pub Rmks: **This large 2-bedroom, 2-bathroom CORNER unit condo in NE Airdrie offers the perfect combination of comfort, convenience, and modern living. Located just minutes from Highway 2, it provides easy access for commuting. Plus, you'll love being steps away from the Genesis Recreation Facility, which boasts numerous amenities to keep you active all year round. The unit features a spacious primary suite complete with a walk-in closet and a full ensuite bathroom. Both bathrooms feature granite countertops, adding a touch of luxury. The kitchen is equally impressive, with stainless steel appliances, granite countertops, and an island with an eating bar, perfect for casual meals or entertaining. You'll appreciate the convenience of in-unit laundry and additional in-unit storage. The open-concept living area extends onto a large balcony, offering an outdoor space to relax and unwind. This well-maintained complex also includes one titled underground parking stall, along with plenty of outdoor visitor parking. With its prime location and thoughtfully designed interior, this condo is the ideal place to call home. Don't miss out on this opportunity!**

Inclusions: **N/A**
Property Listed By: **Coldwell Banker Vision Realty**

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







