



THE
A-TEAM

**RE/MAX
FIRST**

604 EAST LAKE Boulevard #2115, Airdrie T4A 0G6

MLS®#: **A2170113** Area: **East Lake Industrial** Listing Date: **10/02/24** List Price: **\$279,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 18-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **852**
 Low Sqft:
 Ttl Sqft: **852**

DOM

50
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`9" x 12`7"	Living Room	Main	16`7" x 21`9"
Kitchen	Main	7`9" x 8`2"	Bedroom - Primary	Main	10`2" x 12`1"
Bedroom	Main	11`2" x 8`11"	3pc Ensuite bath	Main	8`3" x 5`0"
4pc Bathroom	Main	4`11" x 7`10"			

Legal/Tax/Financial

Condo Fee: **\$523** Title: **Fee Simple** Zoning: **DC-29**

Fee Freq:
Monthly

Legal Desc: **0913950**

Remarks

Pub Rmks: **Located on the ground floor in the 2000 building of the Edge Condo complex this 2 bedroom, 2 bathroom condo has convenient access in and out of the unit without ever going through the common Hallway! There are two good-sized bedrooms on opposite sides of the condo. They're separated by the living room, kitchen & main living space, making this a really popular floor plan for owners with a roommate or who want to use the 2nd bedroom as a quiet home office. The master bedroom has a large window for lots of natural light, a walk-through closet & a full-sized private ensuite bathroom. The kitchen features a breakfast bar & is upgraded with a Stainless Steel Appliances, and GRANITE COUNTERTOPS. NEW VINYL PLANK FLOORING throughout the unit. The large living room allows for lots of options for furniture placement. It also provides easy access to the patio/exterior living space. The 2nd bedroom has a large walk-in closet & patio doors to access the outdoor living space. Just outside the 2nd bedroom is the main (full-size) bathroom. This unit also has in-suite laundry & comes with an assigned parking stall in front of the building. Located right next door to the complex is Airdrie's Genesis Place (Recreation Center), a huge multi-purpose complex with hockey rinks, swimming pool, gym, and more!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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





