



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**604 EAST LAKE Boulevard #2219, Airdrie T4A 0G6**

MLS® #: **A2175494**      Area: **East Lake Industrial**      Listing Date: **10/29/24**      List Price: **\$299,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Airdrie**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **850 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **844**  
 Low Sqft:  
 Ttl Sqft: **844**

DOM

**23**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Garage Door Opener, Parkade, Titled**

Utilities and Features

Roof: **Flat**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Mixed**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **See Remarks**  
 Int Feat: **Breakfast Bar, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	18`5" x 9`5"	Kitchen	Main	11`3" x 8`10"
Bedroom - Primary	Main	11`7" x 10`10"	Walk-In Closet	Main	6`1" x 4`9"
3pc Ensuite bath	Main	7`2" x 4`10"	Bedroom	Main	9`7" x 9`3"
4pc Bathroom	Main	7`2" x 5`0"	Laundry	Main	5`5" x 4`0"
Entrance	Main	4`8" x 4`8"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$523

Fee Simple  
Fee Freq:  
Monthly

DC-29

Legal Desc: 0913950

Remarks

Pub Rmks: **WELCOME HOME to the bright and wide open design of this 2 bedroom, 2 bath READY TO MOVE INTO home, with a TITLED PARKADE stall, in the elegant and PET FRIENDLY "EDGE"! The main living area is a wider space than most units in the complex, making the unit feel larger than many. Additional features are a walk-in closet in the master bedroom, an actual laundry room, and a kitchen pantry cupboard. If you're moving with your canine friend, this complex is perfect for you as dogs are allowed (2 dogs maximum 25 pounds each, or 1 dog maximum 40 pounds), and they must be approved and registered. With all the amenities that Genesis Place offers right next door, THE EDGE is a great option for young and mature alike! Come have a look, and make this your HOME SWEET HOME!**

Inclusions: fridge, stove, built in dishwasher, microwave hood cover "as is", washer, dryer, all window coverings, TV mount in living room, 1 garage door opener remote

Property Listed By: **RE/MAX Rocky View Real Estate**

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





