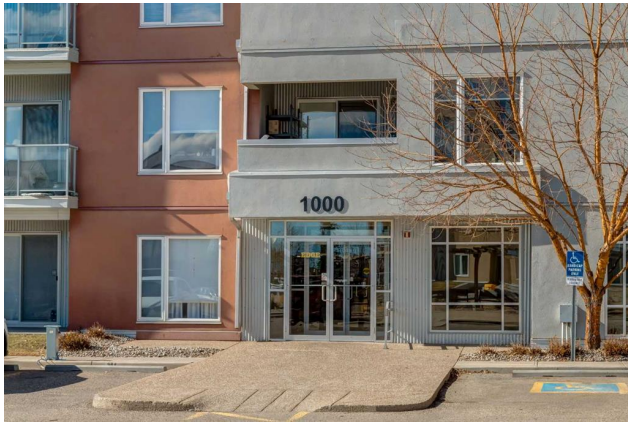


604 EAST LAKE Boulevard #1409, Airdrie T4A 0G5

MLS®#: **A2195331** Area: **East Lake Industrial** Listing Date: **03/07/25** List Price: **\$274,000**
 Status: **Active** County: **Airdrie** Change: **-\$21k, 24-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2008** Abv Sqft: **708**
Lot Information Low Sqft:
 Lot Sz Ar: **708 sqft** Ttl Sqft: **708**
 Lot Shape:

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Stall,Tandem,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard** Construction: **Concrete,Stucco,Wood Frame**
 Sewer: Flooring: **Carpet,Laminate,Tile**
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Granite Counters,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	6`8" x 13`9"	Kitchen	Main	6`11" x 9`4"
Bedroom	Main	8`1" x 9`3"	Bedroom - Primary	Main	11`7" x 10`0"
Living Room	Main	14`3" x 11`5"	4pc Bathroom	Main	5`1" x 9`3"
4pc Ensuite bath	Main	7`1" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$438** Title: **Fee Simple** Zoning: **DC-29**

Legal Desc:

0913950

Fee Freq:
Monthly

Remarks

Pub Rmks:

Step into this stunning TOP FLOOR unit, where natural light pours in through the soaring ceilings and skylight in the main living area! Few units offer this level of brightness and openness. The galley-style kitchen is beautifully designed with sleek modern cabinetry, granite countertops, and a stylish subway tile backsplash. The spacious primary suite boasts its own ensuite bathroom, a walk-through closet, and sliding doors leading directly to a south-east facing balcony with views of East Lake. You'll also find a second bedroom, a roomy 4-piece main bathroom, and the convenience of in-suite laundry. What makes this property even more exceptional is the OVERSIDED LEASED STORAGE LOCKER —2-3 times larger than standard—and a RARE TANDEM 2-car titled underground parking space. Perfect for households with two vehicles or even for parking a motorbike! The Edge is a well-maintained building, offering easy access to Genesis Place and the serene East Lake Park. Enjoy nearby amenities, including tennis and pickleball courts, sports fields, a multi-use rink, and scenic walking paths. This is a rare find—don't let it slip away! Schedule your showing today!

Inclusions:

blinds

Property Listed By:

RE/MAX House of Real Estate

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







