

2225, 604 East Lake Boulevard NE  
Airdrie, Alberta

MLS # A2258635



# \$295,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | East Lake Industrial               |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 827 sq.ft.                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | 0.02 Acre                          |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                 |            |        |
|-------------|-----------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                      | Water:     | -      |
| Floors:     | Ceramic Tile, Vinyl Plank                                       | Sewer:     | -      |
| Roof:       | -                                                               | Condo Fee: | \$ 514 |
| Basement:   | -                                                               | LLD:       | -      |
| Exterior:   | Wood Frame                                                      | Zoning:    | DC-29  |
| Foundation: | Poured Concrete                                                 | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island |            |        |

**Inclusions:** All Furnishings, Decor, Kitchenware except as noted in the exclusions.

If you are looking for a home that is Furnished, Decorated, has Kitchenware, Underground Parking, and is Ready for a Quick Possession, then this is going to be perfect for you! This Lovely 2 Bedroom, 2 Bath, plus a Den Condo has been beautifully painted and decorated and features 9-foot Ceilings, Oversized Windows for lots of natural light, includes newer Luxury Vinyl Plank Flooring, Blinds, California closets and Phantom Retractable Screens. The Kitchen is a Chef's Dream featuring modern Cabinetry, Stainless Steel Appliances, Granite Countertops, and Large Island with lots of space for extra seating. The Living Room has a Large Window and opens to the West Facing Balcony. The Primary Bedroom has a fabulous walk thru closet with California Closet System for lots of storage, and has the 3 pc Ensuite with a large Shower Stall. Bedroom 2 is also quite spacious with a large closet. There is also a Large Den perfect for an Office or for Extra Storage with built in Cabinets, and a 4 Pc Bathroom. The TITLED UNDERGROUND PARKING Stall has a storage cage for your extra items. This great Condo is close to Restaurants, Transportation, Walking Trail around East Lake, is steps from Genesis Place, and has easy access to QE2. Come and view it today and let's make it yours.