



GRASSROOTS
REALTY GROUP

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1204, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2331588



\$260,000

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Plug-In, Side By Side, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom plus den, 2-bathroom condo offering the perfect combination of comfort, convenience, and lifestyle. Located in a highly sought-after complex just steps from the lake and scenic walking trails, this home provides access to an incredible range of recreational amenities, including swimming, skating, fitness facilities, tennis and pickleball courts, as well as a stunning nearby nature reserve. Enjoy the convenience of being close to shopping, dining, and transportation, making everyday errands and commuting effortless. Inside, you'll find a bright and spacious open-concept layout featuring updated hardwood flooring, 9-foot ceilings, and large windows that fill the home with natural light. The kitchen is perfect for both everyday living and entertaining, offering stainless steel appliances, a breakfast bar, and a seamless connection to the dining and living areas. Step outside onto the private west-facing balcony and take in stunning Rocky Mountain views — the ideal spot to relax and enjoy beautiful evening sunsets. The versatile den provides endless possibilities and can be used as a home office, reading nook, hobby space, or additional storage. Both bedrooms are generously sized with ample closet space, while the primary suite features a walk-through closet leading to a 4-piece ensuite, along with direct access to the balcony — perfect for enjoying your morning coffee outdoors. A second full bathroom is conveniently located beside the additional bedroom. Additional features include in-suite laundry and two outdoor parking stalls with plug-ins, ideally located close to the building entrance. Whether you're a first-time buyer, downsizer, or investor, this home offers an exceptional opportunity in a fantastic location. Don't miss your chance — call today before it's gone!

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