



GRASSROOTS
REALTY GROUP

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5308A, 604 8 Street SW
Airdrie, Alberta

MLS # A2332393



\$180,000

Division:	Luxstone		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	578 sq.ft.	Age:	2002 (24 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 365
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to this spacious and inviting 1-bedroom, 1-bath apartment in a central and convenient Airdrie location where ALL UTILITIES ARE INCLUDED within the condo fee! The functional open-concept layout features durable vinyl flooring, a generous living room, and a dedicated dining area with plenty of flexibility for entertaining or working from home. Large sliding doors fill the main living space with natural light and open to an impressive southeast-facing covered balcony—an exceptional outdoor retreat with room to lounge, dine, or simply relax among the surrounding mature trees. The bright kitchen offers crisp white cabinetry, stone-look countertops, a stylish mosaic tile backsplash, a stainless steel stove, over-the-range microwave, and Bosch dishwasher. The oversized bedroom provides dual closets and ample space for a desk, reading area, or additional furniture. A 4-piece bathroom, large entry coat and storage closet, and a separate laundry/storage room add everyday convenience. An assigned parking stall is included. Offering a comfortable layout, abundant storage, an unusually large covered balcony, and easy access to everyday amenities and commuter routes, this well-kept apartment is a smart opportunity in the heart of Airdrie.