



GRASSROOTS
REALTY GROUP

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1308, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2334259



\$209,900

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	595 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	0.01 Acre		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC-29
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island		

Inclusions: N/A

Perfectly suited for first-time buyers, investors, or those looking to simplify without sacrificing comfort, this 1-bedroom + DEN condo offers an exceptional combination of style, convenience, and value, complete with 1 UNDERGROUND TITLED parking stall. Set in an outstanding location, you're just steps from Genesis Place Recreation Centre, Bert Church Theatre, East Lake Regional Park and storm pond, and a nearby high school, while Tim Hortons, Wendy's, Petro-Canada, Smitty's Restaurant & Lounge, shopping, restaurants, parks, and transit are all within an easy walk. Inside, the thoughtfully designed open-concept floor plan creates a bright and welcoming atmosphere, highlighted by a kitchen with generous cabinet space that flows effortlessly into the sun-filled living room. Step outside to your private balcony, the perfect place to enjoy a morning coffee or relax at the end of the day. The spacious primary bedroom features a large closet, while the versatile den is ideal for a home office, reading nook, guest space, or hobby area. A well-appointed bathroom and the added convenience of in-suite laundry complete the interior. Enjoy the ease of low-maintenance condo living with fees that cover many utilities, all within a well-managed building in a location that truly has everything at your doorstep. Whether you're searching for an affordable home to call your own, a smart downsizing opportunity, or a solid investment property, this move-in-ready condo checks all the boxes.