



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2118, 604 East Lake Boulevard NE
Airdrie, Alberta

MLS # A2353098

\$259,900

Division:	East Lake Industrial		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	826 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC-29
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Great opportunity to own a gorgeous East facing, ground floor unit in phase 2 of The Edge with a titled and secure, heated underground parking. Freshly painted, new flooring, no pets and none smoking unit. As you walk into this home you'll be in awe of the amount of natural light and open concept floor plan. The kitchen features plenty of cabinetry space, four stainless steel appliances and generous counter space for cooking or baking. The dining area is perfect for entertaining guests and flows seamlessly into the living room. This unit offers tons of natural light and a view that overlooks the adjacent greenspace, and you'll love the privacy offered to enjoy summer evenings on the massive patio the French door off of the living room. The Master bedroom boasts a large, walk-through closet area with built-in organizers and a gleaming, 3-piece ensuite. The second bedroom is located across the unit and is perfect for guests or a roommate. Adjacent to the home office area and foyer is a separate 4-piece main bathroom. Also, an in-suite laundry? Genesis Place is right next door along with pathways and access to nearby transit. Call today for your private viewing.