

\$275,000 - 1105, 604 East Lake Boulevard Ne, Airdrie

MLS® #A2108765

\$275,000

2 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.02 Acres

East Lake Industrial, Airdrie, Alberta

Welcome to The Edge. Main floor well maintained 2-bedroom, 2 bathrooms plus a DEN. This is a no pet and non-smoking unit. Spacious well-maintained condo with 945 square feet. This unit also comes with a heated storage area. Finally comes with one surface parking stall close to entrance of the building. Open concept floor plan with the living room separating the bedrooms making it a great layout for a roommate or renting a room. Kitchen includes a breakfast bar and all appliances. Off the living room, you will find a door to your patio. Master bedroom has a walk-through closet leading to a 4-piece en-suite. This unit features in-suite laundry. Next door you will find Genesis Place, a community facility that offers a variety of programs and amenities including a fitness center, pool, gymnasium, fieldhouse and ice arenas. The Edge condos are located by East Lake Park which offer two full-sized sports fields, four tennis/pickleball courts, one boarded multi-use rink, a fire pit and many other amenities for the community to enjoy. This park has winding pathways throughout the communities of Thorburn and Meadowbrook and is a great place to host sporting events, community gatherings, weddings and many other social functions. Don't miss this opportunity. Unit is currently rented to great tenants with a fixed lease expiring June 30. Can purchase and assume the lease or possession will be July 2 after tenants have moved out. No showings



after 7pm as tenants have a small baby and must provide 30 hours notice to show.

Built in 2008

Essential Information

MLS® #	A2108765
Price	\$275,000
Sold Price	\$269,175
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.02
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1105, 604 East Lake Boulevard Ne
Subdivision	East Lake Industrial
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4A0G5

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water
Cooling	None

of Stories4

Exterior

Exterior FeaturesStorage

ConstructionAluminum Siding, Concrete, S

Additional Information

Date ListedFebruary 21st, 2024

Date SoldMarch 14th, 2024

Days on Market22

ZoningDC-29

HOA Fees0.00

Listing Details

Listing OfficeURBAN-REALTY.ca



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