\$339,900 - 2422, 604 East Lake Boulevard Ne, Airdrie

MLS® #A2133216

\$339,900

2 Bedroom, 2.00 Bathroom, 808 sqft Residential on 0.02 Acres

East Lake Industrial, Airdrie, Alberta

Discover condo 2422 at The Edge: A top floor suite with 2 bedrooms + a den, 2 full bathrooms, 9' ceilings, 2 parking and views of the East Lake. Here are 5 things we LOVE about this property (and we're sure you will too): 1. A SPACIOUS AND REFINED FLOORPLAN: Perched on the top floor with 800+ SqFt of refined and functional living space, 2 bed+den/2 bath, 9' ceilings and oversize windows; this is a full-sized home! The "u― shaped kitchen is truly the heart of this home and features stainless steel appliance package, breakfast bar, pendant lighting and a ton of prep/storage space. An open concept living/dining area offers flexibility for furniture placement depending on your needs/lifestyle while the good-sized balcony become an extension of your living space in the warmer months with calming views of the lake. The Queen-sized primary is nicely equipped with a walkthrough closet, 3-piece ensuite and access to your balcony while offering nice separation from the second bedroom (ideal for a roommate or long-term guests). 2. A WELL-MAINTAINED COMPLEX: The Edge is a two-building condo complex completed between 2009-2013 (building 2000 being the newer phase). Residents enjoy a tranquil lake-side location along with spotless common areas, reasonable condo fees and ample visitor parking throughout. 3. THE PRIMARY SUITE: As condo sizes trend smaller and smaller bedrooms are often reduced to the size of closets, not the case







here! The primary easily accommodates a Queen-size bed + side tables and is wonderfully equipped with walkthrough closet and 3-piece ensuite. 4. ALL THE EXTRAS: From 9' ceilings to over-size windows, vinyl plank flooring to a neutral colour scheme throughout and the amazing lake views this home definitely deserves your attention. 5. TWO AMAZING NEIGHBOURS: Talk about convenience, ON ONE SIDE you have East Lake/East Lake Park home to two full size sports fields, two tennis courts, six pickleball courts, multi-use ice rink, a fire pit and the Active Airdrie Circuit, a series of seven exercise activities marked by signage around the path. The park has winding pathways through the communities of Thorburn and Meadowbrook and is a great place to host sporting events, community gatherings, weddings other social functions. ON THE OTHER SIDE you have the Genisis Place; The 14,000 SqFt. Fitness/community centre offers 30-plus drop-in fitness classes every week, a 200-meter indoor running track, large cardio/weight area with two weight-training Olympic platforms and 20 spin bikes along with six-lane 25-meter pool, a dive tank, a water slide, aquatic climbing wall, hot tub, a leisure pool with spray toys and a lazy river, a tot pool and a steam room. For dry land fitness, try out the twin indoor field houses, double gymnasiums and dance studio. There's also an outdoor athletic field with 1000-seat grandstand and 400-meter all-season running track along with twin NHL-size rinks.

Built in 2013

Essential Information

MLS® # A2133216 Price \$339,900 Sold Price \$335,000 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 808

Acres 0.02

Year Built 2013

Type Residential

Sub-Type Apartment

Style Low-Rise(1-4)

Status Sold

Community Information

Address 2422, 604 East Lake Boulevard Ne

Subdivision East Lake Industrial

City Airdrie

County Airdrie

Province Alberta

Postal Code T4A 0G6

Amenities

Amenities Visitor Parking

Parking Spaces 2

Parking Guest, Oversized, Tandem, Titled, Underground

Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features None

Construction Stucco, Wood Frame

Additional Information

Date Listed May 21st, 2024

Date Sold June 14th, 2024

Days on Market 24

Zoning DC-29

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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