

# \$274,500 - 1203, 604 East Lake Boulevard Ne, Airdrie

MLS® #A2233752

**\$274,500**

2 Bedroom, 2.00 Bathroom, 814 sqft

Residential on 0.02 Acres

East Lake Industrial, Airdrie, Alberta

STYLISH, FUNCTIONAL, AND PERFECTLY LOCATED – Welcome to this beautifully designed 2 Bed + 2 Bath single level Condo, with a TITLED UNDERGROUND PARKING STALL and LAKE VIEWS from your private balcony! Boasting an OPEN-CONCEPT layout with LUXURY VINYL PLANK flooring, 9' ceilings, QUARTZ countertops throughout, and a BRIGHT EAST-FACING BALCONY for peaceful morning coffees and shaded afternoon enjoyment. The perfectly equipped Kitchen features rich cabinetry with a contrasting tiled backsplash, an organized Pantry, sleek SS appliances, and an expansive eat-up bar – ideal for both cooking and entertaining. The spacious Living & Dining area blend together seamlessly, opening onto the PRIVATE Balcony. The Primary has a Juliette balcony and also includes a ceiling fan, built-in closet shelving, and a 4-piece Ensuite with extra shelving, and a SOAKER TUB / shower combo. A generously sized 2nd bedroom is tucked away for privacy, and the full 4-pc Bath hosts QUARTZ counters and a medicine cabinet. The IN-SUITE LAUNDRY adds ultimate convenience with extra storage and shelving. On top of the fantastic quiet location and east-facing Balcony with peaceful LAKE VIEWS, you have unbeatable access to Genesis Place Recreation Centre, Airdrie's top amenities, and East Lake Park, just steps from your front door. PLUS your condo fees include: Heat, Water, Sewer, Insurance, Management Fees, Reserve Fund



Contributions, and Snow & Trash Removal!  
Whether you're downsizing, investing, or  
buying your first Home—this one checks all  
the boxes and is a MUST SEE!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233752          |
| Price          | \$274,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 814               |
| Acres          | 0.02              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 1203, 604 East Lake Boulevard Ne |
| Subdivision | East Lake Industrial             |
| City        | Airdrie                          |
| County      | Airdrie                          |
| Province    | Alberta                          |
| Postal Code | T4A 0G5                          |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Trash                |
| Parking Spaces | 1                                                  |
| Parking        | Heated Garage, Stall, Titled, Underground, Parkade |
| # of Garages   | 1                                                  |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),                                                                   |

|              |                          |
|--------------|--------------------------|
|              | Washer, Window Coverings |
| Heating      | Baseboard                |
| Cooling      | None                     |
| # of Stories | 4                        |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 31             |
| Zoning         | DC-29          |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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