

Residential
Active [A2265320](#)

604 East Lake Boulevard NE # 2127 Airdrie, AB T2A 0G6



PD:

DOM: 62

LP: \$275,000.00

OP: \$289,000.00

Class:	Apartment	City:	Airdrie
County:	Airdrie	Subdivision:	East Lake Industrial
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2013	RMS SQFT:	871.00
LINC#:	0035857812	LP/SF:	\$315.73
Arch Style:	Apartment-Single Level Unit	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	SF SM
Front Length:		Lot Depth:	M'
Legal Pln:	0913950	Blk:	246
		Lot:	Condo: Yes
Zoning:	DC-29	Tax Amt/Yr:	\$1,749.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	Airspace Restriction, Condo/Strata Approval, Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way		

Recent Change:**01/05/2026 : DOWN : \$289,000->\$275,000**

Public Remarks: OPEN HOUSE on January 10th from 2-4pm ** Welcome to East Lake Boulevard, this one-of-a-kind ground floor unit with a private entrance from the main building is a bright and spacious 2-bedroom+den main floor condo offering 871 sq ft of comfortable living. The open layout features 9' ceilings, a modern kitchen with granite countertops and plenty of cabinet space, adjoining a welcoming living area with floor to ceiling windows that brings in natural light, and step out onto your private WEST FACING patio, complete with its own separate entrance. The primary bedroom includes a 3-piece ensuite, and large closet, while the second bedroom is served by a full 4-piece bath. A generous den provides additional flexibility and includes convenient in-suite installed bicycle racks, or plenty of room for a home office. Parking is a dream with a tandem double parking spot, with room for TWO vehicles. Enjoy the benefits of in-suite laundry, plus condo fees that cover heat, water, sewer, insurance, management, reserve fund contributions, snow and trash removal. Ideally located steps from Visitor parking, and right beside East Lake Park and Genesis Place Recreation Centre, giving very close access to walking, running pathways, biking trails, a local pond, tennis and pickleball courts, and an outdoor ice rink for the outdoor enthusiast. This family friendly AND pet friendly building with an excellent reputation combines comfort, convenience, and great amenities in one stunning package!

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P	Total AG:	Mtr2	871.00	SqFt
Baths:	0	0	0	1	0	0	Bed Abv:	2		
EnSt Bth:	0	0	1	0	0	0	Rms Abv:	7		

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard	Cooling:	None
Construction:	Stucco, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Carpet, Hardwood, Tile
Exterior Feat:	Private Entrance	Fencing:	
Roof Type:		Balcony:	Patio
Reports:	RMS Supplements		
Parking:	Heated Garage, Oversized, Stall, Tandem, Titled, Underground	Total:	2
Features:	Ceiling Fan(s), Granite Counters		
Comm Feature:	Lake, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Street Lights, Tennis Court(s), Walking/Bike Paths		
Goods Include:	Two Shelves in Living Room, Bike Racks		
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer		
Other Equip:	Ceiling Fan(s)		
Goods Exclude:	N/A		

Condo Information

Condo Name:	Edge	Condo Fee:	\$518.00/Monthly
Condo Type:	Conventional Condo	Post Tension:	No
Mgmt Co/Ph:	Simco Management/403-234-0166		
Prk Plan Type:	Titled	Floor #:	1
Legal Desc:	0913950/246	# Elevators:	1
Legal Park:	151-152/192	Total Floors:	4
		Common Walls:	2+ Common Walls, No One Below
Legal Stor:		Unit Exposure:	W
# of Units:		Unit Factor:	57
Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water	Prk Unit Factor:	1

Reg Size Incl: Interior Above Grade
Assoc Amen: Elevator(s), Trash, Visitor Parking
Pets Allowed: Restrictions, Cats OK, Dogs OK

Floor Location: Ground

Printed Date: 01/08/2026 4:36:49 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).