

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

**Residential**  
**Active**

**A2265320**



**PD:**

**DOM:** 62

**LP:** \$275,000.00

**OP:** \$289,000.00

<b>Class:</b>	Apartment	<b>City:</b>	Airdrie
<b>County:</b>	Airdrie	<b>Subdivision:</b>	East Lake Industrial
<b>Type:</b>	Low Rise (2-4 stories)	<b>Ttl Beds:</b>	2
<b>Levels:</b>	Single Level Unit	<b>F/H Bth:</b>	2/0
<b>Year Built:</b>	2013	<b>RMS SQFT:</b>	871.00
<b>LINC#:</b>	<a href="#">0035857812</a>	<b>LP/SF:</b>	\$315.73
<b>Arch Style:</b>	Apartment-Single Level Unit	<b>Suite:</b>	No
<b># Illegal Suite:</b>	0	<b># Legal Suite:</b>	0
<b>Possession:</b>	Negotiable	<b>Lot Size:</b>	SF  SM
<b>Lot Dim:</b>		<b>Lot Depth:</b>	M '
<b>Front Length:</b>		<b>Lot:</b>	<b>Condo:</b> Yes
<b>Legal Pln:</b>	0913950	<b>Blk:</b>	246
<b>Zoning:</b>	DC-29	<b>Tax Amt/Yr:</b>	\$1,749.00/2025
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	W
<b>Restrict:</b>	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**

	<b>1P</b>	<b>2P</b>	<b>3P</b>	<b>4P</b>	<b>5P</b>	<b>6P</b>		<b>Total AG:</b>	80.92	<b>Mtr2</b>	871.00	<b>SqFt</b>
<b>Baths:</b>	0	0	0	1	0	0	<b>Bed Abv:</b>	2				
<b>EnSt Bth:</b>	0	0	1	0	0	0	<b>Rms Abv:</b>	7				

**Property Information**

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

**Condo Information**

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