

**4310, 604 8 Street SW
Airdrie, Alberta**

MLS # A2166163



\$264,800

Division:	Downtown		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	915 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 595
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-7
Foundation:	-	Utilities:	Cable, Cable Internet Access, Electricity Connected, H
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

2 full bathrooms with south facing balcony. Full through laminate flooring and newer paint makes this condo show very well. Great value for this home. The third floor with a nice south view, in-suite laundry. Quick possession available. Condo fees include all utilities except cable and phone, Very bright SOUTH Exposure. SECURED, HEATED and TITLED underground parking. Don't miss this one. Possession date is very flexible. Quick possession available due to vacant. Public transit directly in front of the complex and walking distance to stores /shopping with Sobey's open 24H. Vacant. Thank you.