

**1304, 604 8 Street SW  
Airdrie, Alberta**

**MLS # A2174090**



## \$259,900

<b>Division:</b>	Luxstone		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 544
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-7
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** White shelving unit in the dining area

Affordable and move in ready. This sparkling clean 2 bedroom/ 1 bath condo is bright and spacious and perfect for a first time home buyer or downsizer. Located in a picturesque, well run complex with plenty of visitor parking and reasonable condo fees which include everything including electricity! Which most condos don't. The light pours in in the morning but you won't have to worry about hot afternoon sun on your covered balcony. You will love the new easy care laminate floors with no carpet to worry about. No need to paint as the unit has been recently painted and the appliances are relatively new. The assigned parking stall is right out front for easy entry. Complex allows a cat so bring your furry friend.