

# \$289,000 - 3210, 604 8th Street, Airdrie

MLS® #A2222424

**\$289,000**

2 Bedroom, 2.00 Bathroom, 891 sqft

Residential on 0.00 Acres

Luxstone, Airdrie, Alberta

All Utilities Included | Titled Underground Parking | Large Private Storage | Backing Green Space

Welcome home to this bright and thoughtfully laid-out 2-bedroom, 2-bathroom condo, perfect whether you're just starting out, simplifying life, or looking for a smart investment. The open floor plan offers a functional kitchen with a raised eating bar, a cozy living area, and access to your private balcony overlooking peaceful green space—a quiet spot to enjoy your morning coffee or relax at the end of the day.

The bedrooms and bathrooms are thoughtfully located on opposite sides of the unit, offering maximum privacy—ideal for roommates, guests, or simply creating personal space to retreat and recharge.

Enjoy the added convenience of in-suite laundry, two generously sized bedrooms, and a rare bonus: a secure, titled underground parking stall with storage unit close by—perfect for stashing seasonal items, bikes, or anything else you™d rather not bring inside.

And the cherry on top? All your utilities—including electricity—are covered in the condo fees, helping keep life simple and stress-free.



Located in a well-managed complex and just steps from shopping, restaurants, and public transit, this home offers low-maintenance living with high-value comforts.

If you're looking for easy living with thoughtful design and practical perks, this one just might feel like home.

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2222424          |
| Price          | \$289,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 891               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3210, 604 8th Street |
| Subdivision | Luxstone             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 2W4              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Gazebo, Picnic Area, Visitor Parking |
| Parking Spaces | 2   |
| Parking        | Heated Garage, Stall, Underground                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Elevator                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Fireplace(s)                                |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Vinyl Siding          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 1              |
| Zoning         | DC             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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