



THE
A-TEAM

**RE/MAX
FIRST**

606 LAKESIDE Boulevard #12, Strathmore T1P 1B8

MLS® #: **A2118959** Area: **Downtown_Strathmore** Listing Date: **03/31/24** List Price: **\$246,400**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Apartment**
 City/Town: **Strathmore**
 Year Built: **2021**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **876**
 Low Sqft:
 Ttl Sqft: **876**

DOM
49
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Level**
 Park Feat: **None,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Hot Water,Natural Gas,Radiant**
 Sewer:
 Ext Feat: **Other**

Construction: **Composite Siding,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 7`8"	Dining Room	Main	11`0" x 7`4"
Living Room	Main	12`0" x 12`8"	Bedroom - Primary	Main	10`6" x 10`0"
Bedroom	Main	10`0" x 9`4"	Laundry	Main	8`1" x 5`0"
5pc Bathroom	Main	8`4" x 9`5"			

Legal/Tax/Financial

Condo Fee: **\$312** Title: **Fee Simple** Zoning: **R-3 Residential High Dens**
 Fee Freq: **Monthly**

Legal Desc:

2210756

Remarks

Pub Rmks:

Only 2 units remaining out of 12, available for sale lower level 12 & 13 rented month to month 90 days notice from 1st of month required Minimum 24 hours notice to show. NOTE! Last Units 12 & 13 do not have on site designated parking, street parking only. Excellent Location across from kinsmen Park recreation area. New Offering, 12 Suite apartment building with elevator access to top 3 floors, 3 -2 bedroom suites per floor ranging in size from 876 sq. ft. to 968 sq. ft. Pricing 1st Floor per unit \$246,400 2nd \$257,400 3rd \$268,400 and top floor with vaulted ceiling and best view \$279,400 All apartments offer spacious floor plans, generous opening windows providing abundant natural light, Quartz countertops, vinyl plank flooring, refrigerator, stove, dishwasher, washer, dryer Laundry / storage, room, common balconies and 10 assigned parking in the rear of the building, and street parking Pictures are of Show Suites. NOTE! Price includes G.S.T. If Purchaser resides in unit G.S.T. Rebate @ 1.8% to be assigned to Seller, If purchaser or Family member do not reside in unit G.S.T. Rebate is due and payable in addition to Purchase Price. Bldg. Currently self managed, Condo Board not yet formed, no Condo fees being collected at this time. Listing Realtor related to 1 of the directors of selling Corporation.

Inclusions:

NA

Property Listed By:

Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











