



THE
A-TEAM

**RE/MAX
FIRST**

11 LAKES ESTATES Circle, Strathmore T1P 0B7

MLS® #: **A2121466** Area: **Strathmore Lakes Estates** Listing Date: **04/10/24** List Price: **\$899,000**
Status: **Active** County: **Wheatland County** Change: **-\$51k, 10-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2014**
Lot Information
Lot Sz Ar: **6,027 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,281**
Low Sqft:
Ttl Sqft: **2,281**

DOM

39
Layout
Beds: **6 (4 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:
Lot Feat: **Lake,Irregular Lot,Landscaped**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**
Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`1" x 13`5"	Living Room	Main	12`0" x 10`10"
Dining Room	Main	9`0" x 16`4"	Great Room	Main	12`0" x 14`3"
Office	Main	10`3" x 9`11"	2pc Bathroom	Main	6`5" x 2`8"
Bonus Room	Second	11`7" x 16`6"	Bedroom - Primary	Second	18`7" x 12`7"
5pc Ensuite bath	Second	11`6" x 14`1"	Bedroom	Second	11`11" x 12`7"
Bedroom	Second	12`0" x 9`9"	Bedroom	Second	11`11" x 9`11"
4pc Bathroom	Second	8`5" x 4`11"	4pc Bathroom	Second	8`0" x 5`0"

Kitchen
Bedroom
4pc Bathroom

Basement
Basement
Basement

9`5" x 14`3"
10`11" x 11`5"
7`9" x 4`11"

Living Room
Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement
Basement

9`7" x 12`5"
11`1" x 12`3"
11`5" x 12`9"

Title:
Fee Simple
Legal Desc:

0811227

Zoning:
R1

Remarks

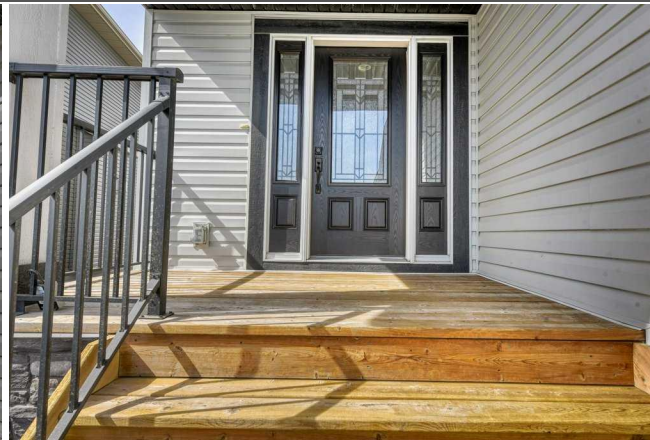
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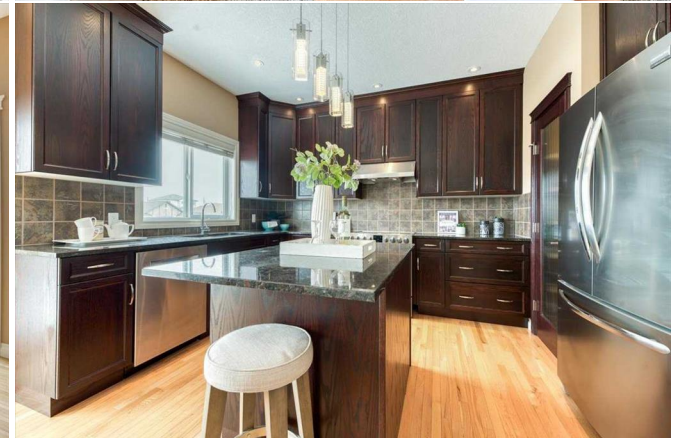
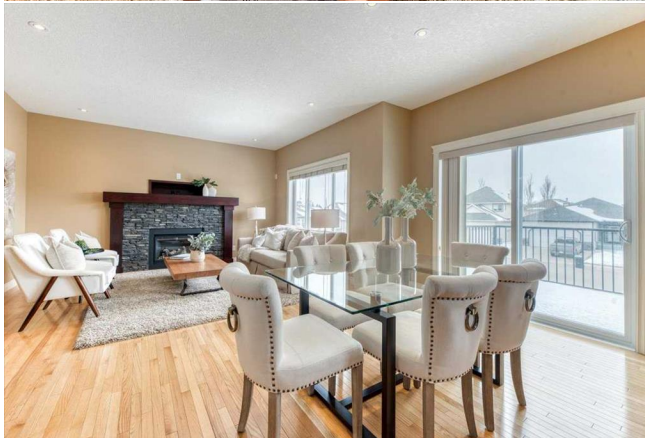
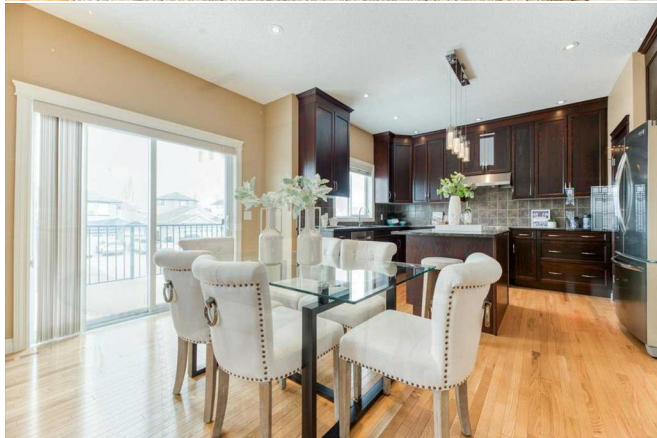
Gorgeous custom built fully developed WALK OUT AND TRIPLE CAR GARAGE in one of Strathmore's most sought after neighbourhoods! First time on market for this over 3,000 sq ft (total including bsmt) home which features a well thought out floor plan including a chef's dream kitchen with lots of cabinetry extended to ceiling, granite counters, quality stainless steel appliances, a walk in pantry and patio doors to deck with lake views! There is a conveniently located main floor office/den, upstairs has a bonus room, laundry room and 4 bedrooms including a spacious primary suite with an oversized walk in closet and luxurious ensuite. There are 6 LARGE SIZED BEDROOMS including 2 in the basement. The lower level is an illegal suite with separate entrance and has 2 bedrooms, 5 pce bathroom, family room, laundry room, lots of storage and access to a large private covered patio and fully fenced backyard. This home is a great find - BUILT FOR THE CURRENT OWNER who has a PHD in Engineering from Germany and performed regular inspections from start to finish to ensure high standards throughout.

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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











11 Lakes Estates Cir, Strathmore, AB

Main Floor
Exterior Area 968.99 sq ft
Interior Area 1096.23 sq ft
Excluded Area 749.16 sq ft



PREPARED: 2024/04/12

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor
Exterior Area 1312.16 sq ft
Interior Area 1222.05 sq ft



PREPARED: 2024/04/12

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Basement (Below Grade)
Exterior Area 696.37 sq ft
Interior Area 626.24 sq ft



PREPARED: 2024/04/12

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.