



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 LAKEWOOD Circle, Strathmore T1P0G8**

MLS®#: **A2165383**

Area: **Lakewood**

Listing Date: **09/14/24**

List Price: **\$749,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **4,553 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,925**  
Low Sqft:  
Ttl Sqft: **1,925**

DOM

**5**

Layout

Beds: **5 (3 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,No Neighbours Behind**  
Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**  
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,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>
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<b>4pc Bathroom</b>	<b>Main</b>	<b>5`2" x 8`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`4" x 5`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>7`8" x 5`6"</b>	<b>Office</b>	<b>Main</b>	<b>10`0" x 8`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 8`9"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`2" x 5`2"</b>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>25`3" x 12`6"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>14`0" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 9`1"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>10`9" x 5`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>10`9" x 5`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`2" x 11`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>		<b>Walk-In Closet</b>	<b>Upper</b>	<b>10`9" x 4`9"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>16`11" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>5`2" x 8`6"</b>
<b>Laundry</b>	<b>Suite</b>	<b>5`10" x 5`0"</b>	<b>Bedroom</b>	<b>Suite</b>	<b>12`0" x 11`1"</b>
<b>Kitchen</b>	<b>Suite</b>	<b>9`7" x 8`3"</b>	<b>Living/Dining Room Combination</b>	<b>Suite</b>	<b>13`7" x 12`7"</b>
<b>Bedroom</b>	<b>Suite</b>	<b>10`6" x 11`1"</b>	<b>4pc Bathroom</b>	<b>Suite</b>	<b>5`2" x 8`6"</b>
<b>Laundry</b>	<b>Suite</b>	<b>5`10" x 5`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`0"</b>

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1413461  
 Zoning: R1S

Remarks

Pub Rmks: This elegant two-story home WITH LEGAL BASEMENT SUITE and separate side entrance, is designed to offer both comfort and versatility. Situated on a generous corner lot that provides added space and privacy with no neighbors beside or behind. The main floor features a thoughtfully planned layout that seamlessly blends functionality with style. Upon entry, you will love the open to below feature as you walk to a dedicated office space, perfect for remote work or as a quiet study area( could also be used as a bedroom). Adjacent to the office is a full bathroom, adding convenience for guests and family members. The main living areas are designed for ease of flow, making them ideal for both entertaining and everyday living. Kitchen, dining room and living room all flow together and feature a large walk-in pantry, plenty of counters and cupboards, extended islands and large windows, The upper level of the home is designed with family needs in mind. It includes three well-appointed bedrooms, each offering ample space and comfort. The primary serves as a private retreat with ensuite and walk-in closet, while the additional bedrooms are versatile enough to accommodate various needs. A dedicated bonus room provides extra space for recreation or relaxation, enhancing the home's livability. Additionally, a conveniently located laundry room on this floor adds to the home's practicality, making household chores more manageable. One of the best features of this property is the legal, two bedroom basement suite. This separate living area offers a range of possibilities, from providing independent living space for extended family members to serving as a potential rental unit. It includes its own entrance, ensuring privacy and autonomy while maintaining seamless integration with the main house. The home also includes a double garage. The corner lot adds to the property's appeal, offering a spacious outdoor area and enhancing the overall sense of privacy and openness. In summary, this two-story home combines stylish design with practical features, including a legal basement suite, a main floor office and full bath, three bedrooms plus a bonus room upstairs, and a double garage. Strathmore is a vibrant town with all the amenities of the big city without the congestion.

Inclusions: Suite Appliances: Refrigerator, Stove, Dish Washer  
 Property Listed By: Royal LePage Benchmark

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



MAIN FLOOR AREA - 928.901 SQFT



MAIN FLOOR PLAN

UPPER FLOOR AREA - 995.875 SQFT



UPPER FLOOR PLAN

