



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6 STRATHMORE LAKES Bay, Strathmore T1P 1L8**

MLS@#: **A2169141** Area: **Strathmore Lakes Estates** Listing Date: **10/02/24** List Price: **\$359,900**  
 Status: **Pending** County: **Wheatland County** Change: **-\$15k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Strathmore**  
 Year Built: **1998**  
 Lot Information  
 Lot Sz Ar: **5,511 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,034**  
 Low Sqft:  
 Ttl Sqft: **1,034**

DOM

**80**  
Layout  
 Beds: **1 (1)**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Corner Lot,Landscaped,Level**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Pine Shake**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 13`5"	Kitchen	Main	10`0" x 12`7"
Dining Room	Main	13`4" x 7`10"	Bedroom - Primary	Main	13`3" x 14`11"
Den	Main	9`2" x 12`1"	3pc Ensuite bath	Main	
4pc Bathroom	Main		Storage	Basement	26`6" x 37`10"

Legal/Tax/Financial

Condo Fee:  
**\$404**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2**

Legal Desc: **9311391**

Remarks

Pub Rmks: **Welcome to this stunning corner unit villa, designed for adult-only living in an unbeatable location! Just steps away from the lake and clubhouse. The kitchen, living room and dining areas all feature big windows that flood the space with natural light. Bright and Airy. The kitchen has great cupboard space and a pantry. Perfectly placed built ins in the dining area to ensure plenty of storage. Enjoy sunny days on your private deck, perfect for relaxing or entertaining. This villa boasts one spacious bedroom plus a versatile den/office that can accommodate a guest bed, ensuring you have space for visitors. The master suite includes a large closet and an ensuite bathroom complete with a walk in shower. The main floor full bathroom is perfect for guests. Also on this level you will find the convenient laundry room. With an unfinished basement, you have the opportunity to customize this space to suit your needs and style. Plus, the single attached garage adds extra storage space. Don't miss out on this exceptional opportunity for adult living in a vibrant community with a welcoming clubhouse. Schedule your private showing today!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

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











