



THE
A-TEAM

**RE/MAX
FIRST**

159 WESTLAKE Bay, Strathmore T1X1X9

MLS® #: **A2171892**

Area: **NONE**

Listing Date: **10/13/24**

List Price: **\$599,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Strathmore**
Year Built: **2005**

Lot Information

Lot Sz Ar: **7,068 sqft**
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **1,551**
Low Sqft:
Ttl Sqft: **1,551**

DOM

69

Layout

Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lake,Front Yard,Lawn,No Neighbours Behind,Views Double Garage Attached,Driveway

Utilities and Features

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

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,Soaking Tub**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`1"	5pc Ensuite bath	Main	12`0" x 8`9"
Bedroom	Main	13`8" x 12`4"	Dining Room	Main	21`6" x 9`8"
Kitchen	Main	10`6" x 13`8"	Laundry	Main	8`10" x 10`11"
Living Room	Main	18`9" x 13`0"	Bedroom - Primary	Main	12`0" x 15`7"
4pc Bathroom	Lower	8`2" x 7`4"	Bedroom	Lower	11`10" x 13`1"

Den
Furnace/Utility Room

Lower
Lower

11`11" x 11`2"
30`7" x 16`9"

Game Room

Lower

18`2" x 30`9"

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **0414022**

Remarks

Pub Rmks:

Nestled on a quiet cul-de-sac, this spacious walkout bungalow villa offers the perfect blend of peaceful living and modern convenience. Backing onto a serene pond and walking paths, this home is ideal for those seeking tranquility and a low-maintenance lifestyle. As you approach the property, you'll immediately notice the extended driveway and spacious oversized double garage, providing ample room for vehicles and additional storage. Inside, the main floor features an open and airy layout with vaulted ceilings and abundant natural light pouring in through the many windows. The welcoming living area flows seamlessly into the dining space and well-appointed kitchen, which boasts ample cupboards, counters, a corner pantry, and a raised eating bar. Adjacent to the living area, the primary bedroom offers a private retreat, complete with a luxurious ensuite featuring a soaker tub, separate shower, and dual sinks, making it the perfect place to unwind. A second upstairs bedroom, which could also function as a home office, provides flexibility to accommodate guests or work-from-home needs. Conveniently located nearby is the laundry room, offering practicality and ease for everyday living. The fully finished walkout basement offers even more living space, including a third bedroom, ideal for family or guests, and a private office for those working remotely. This lower level is designed for both relaxation and productivity, with direct access to the backyard where you can step out and enjoy the peaceful surroundings of the pond and walking paths. Included in your condo fees is lawn maintenance and snow removal plus separate RV parking .

Inclusions:

Window Coverings

Property Listed By:

Royal LePage Benchmark

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











