

**159 WESTLAKE Bay, Strathmore T1P1X9**

MLS® #: **A2171892** Area: **NONE** Listing **10/13/24** List Price: **\$584,900**  
 Status: **Pending** County: **Wheatland County** Change: **-\$15k, 23-Dec** 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:

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

DOM

**107**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow,Side by Side**

Parking

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

Access:  
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Lake,Front Yard,Lawn,No Neighbours Behind,Views**  
 Park Feat: **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

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

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:  
Property Listed By: **Window Coverings  
Royal LePage Benchmark**

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





















