



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**19 WESTLAKE Glen, Strathmore T1P 1W8**

MLS® #: **A2175365** Area: **Westmount\_Strathmore** Listing Date: **10/24/24** List Price: **\$429,900**  
Status: **Active** County: **Wheatland County** Change: **-\$20k, 30-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Strathmore**  
Year Built: **2004**  
Lot Information  
Lot Sz Ar: **4,520 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached,Owned**

Finished Floor Area  
Abv Sqft: **1,014**  
Low Sqft:  
Ttl Sqft: **1,014**

DOM

**27**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow,Side by Side**  
Parking  
Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Dog Run,Garden,Private Yard**  
Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator**  
Int Feat: **Ceiling Fan(s),Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`10"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 11`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`8"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`10" x 17`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 16`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>10`5" x 11`1"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`3" x 7`3"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>16`4" x 11`7"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`4" x 8`7"</b>	<b>Game Room</b>	<b>Basement</b>	<b>22`2" x 16`4"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`2" x 15`2"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>6`11" x 6`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0212993**

Zoning:  
**r2**

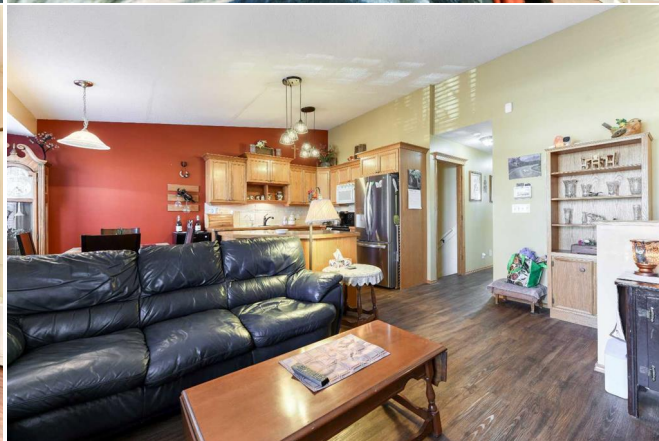
Remarks

Pub Rmks: **The main floor has a 4 pc bath. Master bedroom with built-in shelves and walk-in closet. Den with built-in desk and shelves. New carpet in bedroom and den. Vinyl plank in kitchen and living room. The back entrance leads to a fully landscaped private backyard with two decks, a shed and a dog run—oversized heated double garage with built-in workbench. Lower level has a large bedroom, laundry room and three pc baths. The laundry room and bathroom have heated floors. Nice sized rec room and lots of storage This home has RV parking in the Back**

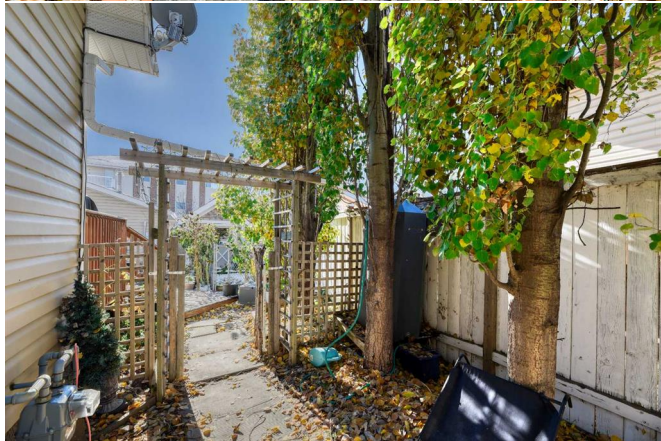
Inclusions:  
Property Listed By: **Shed  
eXp Realty**

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



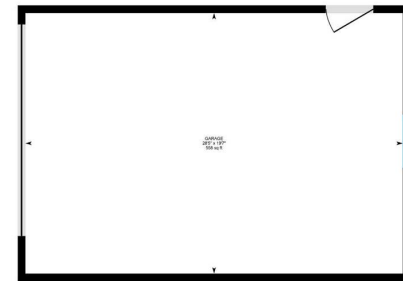






**19 Westlake Glen, Strathmore, AB**

Garage (Detached): Excluded Area 57.90 sq ft



0 3 6 ft

PREPARED: 2024/10/24

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

**19 Westlake Glen, Strathmore, AB**

Main Floor: Exterior Area 1011.8 sq ft  
Interior Area 942.53 sq ft



0 4 8 ft

PREPARED: 2024/10/24

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**19 Westlake Glen, Strathmore, AB**

Basement (Below Grade): Exterior Area 520.08 sq ft  
Interior Area 557.57 sq ft



0 3 6 ft

PREPARED: 2024/10/24

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