



THE
A-TEAM

**RE/MAX
FIRST**

303 WADDY Lane #13, Strathmore T1P 1A4

MLS® #: **A2176941** Area: **Downtown_Strathmore** Listing Date: **11/04/24** List Price: **\$327,500**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Strathmore**
 City/Town: **2017**
 Year Built: **2017**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **948**
 Low Sqft:
 Ttl Sqft: **948**

DOM
16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:
 Heating: **Boiler**
 Sewer:
 Ext Feat: **None**
 Construction: **Cement Fiber Board,Stucco**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Main		Bedroom	Main	13`0" x 10`5"
Dining Room	Main	8`7" x 7`0"	Kitchen	Main	13`7" x 14`2"
Laundry	Main	8`9" x 4`11"	Living Room	Main	13`7" x 13`11"
Bedroom - Primary	Main	13`1" x 10`8"			

Legal/Tax/Financial

Condo Fee: **\$438** Title: **Fee Simple** Zoning: **R1**

Fee Freq:
Monthly

Legal Desc: **2411611**

Remarks

Pub Rmks: **A prime opportunity to live or invest in the heart of Downtown Strathmore. This building was completed in 2018 and has remained in impeccable condition ever since. Experience the embodiment of a truly modern lifestyle with a spacious main floor unit illuminated by natural light from massive windows, high ceilings and an open floorplan. The beautiful chef's kitchen is adorned with designer chestnut cabinetry, quartz countertops, and stainless steel appliances. Adjacent to the kitchen is a large living and/or dining area that offers an incredibly versatile use of the space. Each of the two bedrooms hosts a large closet and both are big enough to fit a king-sized bed respectively. The bathroom features a double sink, toilet, and tub with shower head. There is also the added bonus of in-suite laundry, one energized parking stall out back, and a convenient extra-large storage locker. The building itself is quiet, well-maintained, and includes a highly efficient monitoring and buzzer system. Condo fees include water, sewer, garbage, heat, common area maintenance, and trash services. The by-laws are currently being drafted, with an opportunity for potential owners to have input on what they would like to see. This building is centrally located, mere steps away from downtown amenities, walking distance to a variety of parks, schools, the public library, and minutes from Strathmore Golf Club. Quickly access the Trans Canada Highway for a swift commute or visit to Calgary, along with the surrounding natural beauty of Southern Alberta.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





