



THE
A-TEAM

**RE/MAX
FIRST**

303 WADDY Lane #33, Strathmore T1P 1A4

MLS® #: **A2176945** Area: **Downtown_Strathmore** Listing Date: **11/04/24** List Price: **\$339,000**
Status: **Active** County: **Wheatland County** Change: **-\$11k, 11-Dec** 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: **987**
Low Sqft:
Ttl Sqft: **987**

DOM

89
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: **\$456** 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. Experience the embodiment of a truly modern lifestyle with a spacious third floor unit illuminated by natural light from massive windows, expansive vaulted 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 spaces are big enough to fit a king-sized bed. 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, 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, and the surrounding natural beauty of Southern Alberta.**

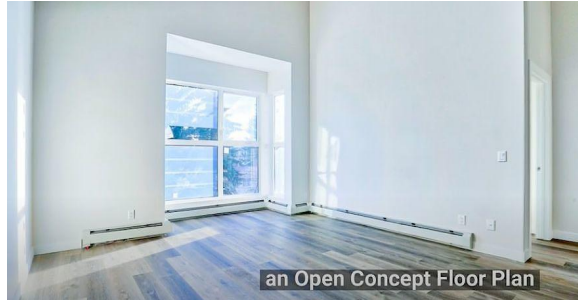
Inclusions: **Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Property Listed By: **CIR Realty**

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





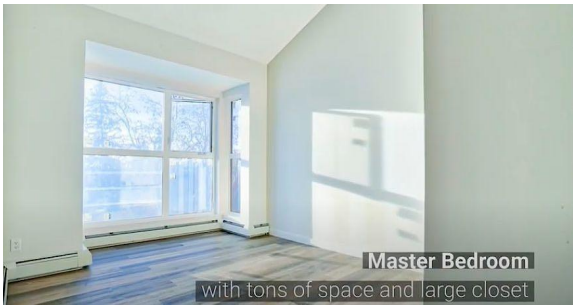
a Large Living/Dining Area



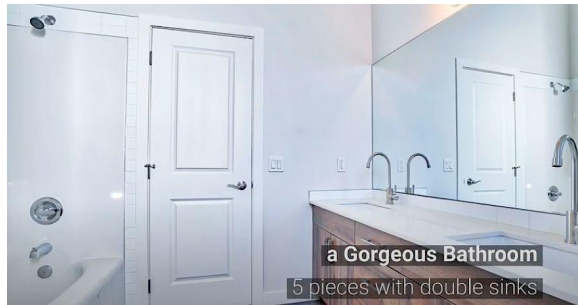
an Open Concept Floor Plan



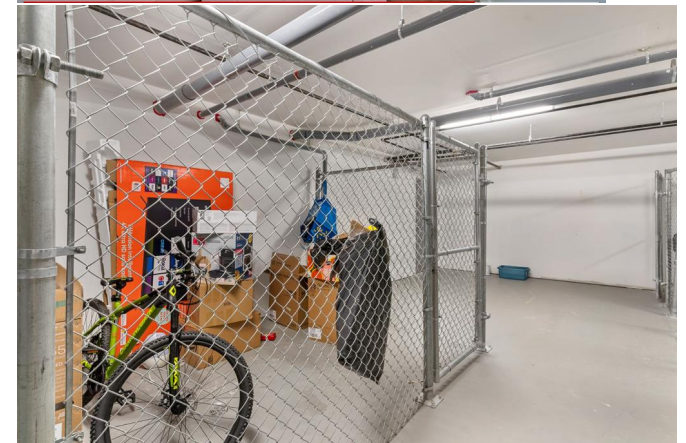
In-Suite Laundry
with washer and dryer



Master Bedroom
with tons of space and large closet



a Gorgeous Bathroom
5 pieces with double sinks





11-303 Waddy Ln, Strathmore, AB

Main Floor Interior Area 945.34 sq ft



PREPARED: 2024/10/05

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

