



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

**47**  
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
<b>5pc Bathroom</b>	<b>Main</b>		<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 10`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`7" x 7`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 14`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`9" x 4`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`7" x 13`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`1" x 10`8"</b>			

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.**

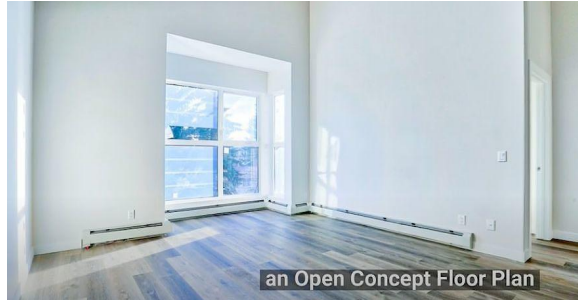
Inclusions: **Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Property Listed By: **CIR Realty**

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





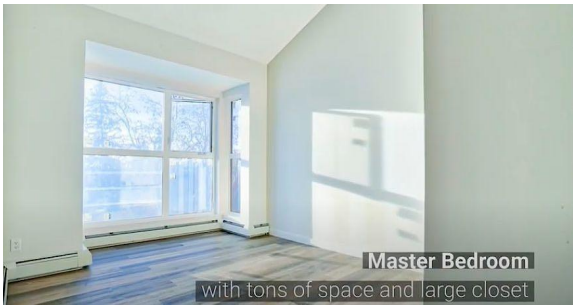
**a Large Living/Dining Area**



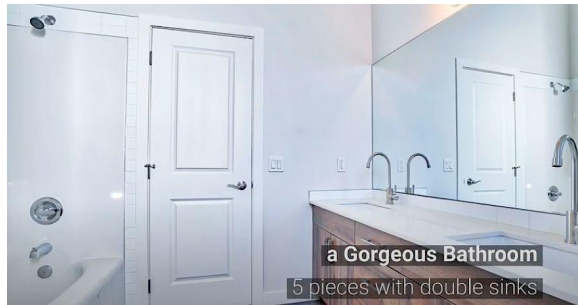
**an Open Concept Floor Plan**



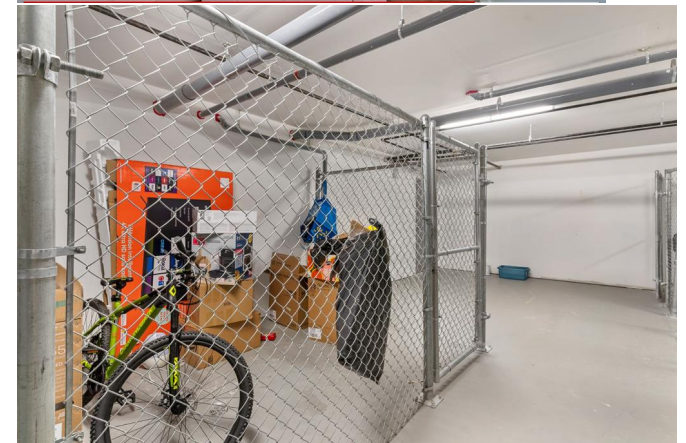
**In-Suite Laundry**  
with washer and dryer



**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



BiGUIDE

Walls 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.