



THE
A-TEAM

**RE/MAX
FIRST**

3 PARKLANE Way #201, Strathmore T1P 1N6

MLS® #: **A2181586** Area: **Downtown_Strathmore** Listing Date: **12/04/24** List Price: **\$184,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Strathmore**
 City/Town: **Strathmore**
 Year Built: **1996**
Lot Information
 Lot Sz Ar: **722 sqft**
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **731**
 Low Sqft:
 Ttl Sqft: **731**

DOM

17
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Hot Water**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 8`11"	Bedroom	Main	12`3" x 17`5"
Dining Room	Main	10`10" x 7`4"	Kitchen	Main	9`3" x 9`4"
Laundry	Main	7`9" x 5`3"	Living Room	Main	16`11" x 12`4"

Legal/Tax/Financial

Condo Fee: **\$592** Title: **Fee Simple** Zoning: **R3**
 Fee Freq:

Monthly

Legal Desc: 9711296

Remarks

Pub Rmks: **~~55+ LIVING AT ITS FINEST~~ WELCOME HOME to the comfort & convenience of living at the highly coveted Lambert Village! This beautiful & well managed adult living complex offers a wonderful community with social activities and amenities to keep you busy & entertained. You can curl up & enjoy a good book in the well stocked library, cozy up by the fireplace in the social lounge, show off your creative talents in the crafts room, socialize with your neighbours in the media/games/rec rooms, stay fit & active with access to the wellness room or enjoy the benefits of an in-house hair salon. Your personal unit includes an inviting entrance and a bright and functional kitchen with plenty of cabinetry and counter space. The kitchen opens to the dining and living areas, providing direct access to the private balcony with views of the greenspace and beyond - the perfect spot to relax & enjoy a nice warm cup of coffee & take in all the sunshine you need! Your lovely home also includes a spacious master bedroom with plenty of closet space. Completing your home is a large 4pc bath & the convenience of in-suite laundry! Condo Fees include water, sewer, trash, cable TV and many many amenities to round out your adult living experience. So, set aside all your worries & just enjoy life! This complex also offers additional visitor parking stalls, RV Parking & GUEST SUITE available for rent (subject to availability) when you have overnight guests! Step right outside & enjoy the Beautiful greenspaces on the property & huge nature area next door or take a stroll around the tranquil walking paths, ponds and Kinsmen Park! This is the ideal place to call HOME! Simply move in & enjoy the vibrant, active and maintenance free lifestyle of living in Lambert Village!**

Inclusions: N/A
Property Listed By: CIR Realty

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







