



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**164 LAKEWOOD Circle, Strathmore T0J1Y0**

MLS® #: **A2181683**      Area: **Lakewood**      Listing Date: **11/30/24**      List Price: **\$628,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Strathmore**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **3,910 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,952**  
 Low Sqft:  
 Ttl Sqft: **1,952**

DOM

**53**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Level,Private,Rectangular Lot**  
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Playground,Private Entrance**

Construction: **Concrete,Mixed,Stone,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Storage**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 9`2"</b>	<b>Family Room</b>	<b>Main</b>	<b>11`11" x 14`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 10`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`3"</b>
<b>Office</b>	<b>Main</b>	<b>10`0" x 10`4"</b>	<b>Pantry</b>	<b>Main</b>	<b>5`1" x 8`0"</b>

<b>Mud Room</b>	<b>Main</b>	<b>22`8" x 10`9"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`1" x 13`4"</b>
<b>5pc Bathroom</b>	<b>Second</b>	<b>9`9" x 10`3"</b>	<b>Laundry</b>	<b>Second</b>	<b>9`4" x 5`9"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>9`4" x 5`9"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>12`11" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 11`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 10`6"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1413461**

Zoning: **R1S**

Remarks

Pub Rmks: **Customizable Luxury Living in Strathmore's Lakewood Circle! Welcome to this exquisite 2-story home, offering 1952 sq ft of thoughtfully designed living space with high-class construction and premium finishes throughout. Perfectly blending style and functionality, this home features: 3 spacious bedrooms for ultimate comfort 2.5 bathrooms with modern, high-end fixtures Office/Flex room ideal for working from home or a creative space Central bonus room upstairs perfect for family gatherings or relaxation Rear deck included for outdoor enjoyment Solar panels included for energy efficiency and savings What makes this home truly special is the flexibility to customize the floor plan at this stage to suit your needs. Whether you want to adjust the layout or increase the square footage, the home can be priced accordingly. Located within walking distance to a beautiful pond, this home offers both tranquility and convenience in one of Strathmore's most desirable communities. This incredible home is priced competitively for a property just under 2000 sq ft—don't miss your chance to create your dream home in a vibrant, peaceful neighbourhood!**

Inclusions: **Solar Panels**  
 Property Listed By: **PREP Realty**

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