



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 PARKLANE Way #210, Strathmore T1P 1N6**

MLS® #: **A2182956** Area: **Downtown\_Strathmore** Listing Date: **12/10/24** List Price: **\$187,900**  
Status: **Pending** 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: **877 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **869**  
Low Sqft:  
Ttl Sqft: **869**

DOM

**11**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

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

Access:  
Lot Feat:  
Park Feat:

**Stall**

Utilities and Features

Roof: **Asphalt**  
Heating: **Boiler,Hot Water**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,Open Floorplan,Recreation Facilities,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`7" x 12`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 9`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 7`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`1" x 17`1"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`6" x 8`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 11`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`2" x 5`3"</b>			

Legal/Tax/Financial

Condo Fee: **\$788** Title: **Fee Simple** Zoning: **R3**  
Fee Freq: **Monthly**

Legal Desc: **9711296**

Remarks

Pub Rmks: **Welcome to LAMBERT VILLAGE in downtown Strathmore. Nestled along the park, this Adult Living Complex (55+) offers many inhouse amenities and activities, and is also in walking distance to the Senior Centre and the downtown core with restaurants, movie theater, banking and retail options. As a resident, you may want to participate in the monthly dinners or morning coffee with other residents, or take up the more independent aspect and find comfort in your own space. This 2 BEDROOM unit is situated on the second floor with a view of Gray Pond. The suite was purchased in 2021 at which time the appliances were replaced in the kitchen along with the washer and dryer. The floorplan is open concept with great storage in the kitchen and sufficient counterspace and breakfast bar. If you want more options, the second bedroom could be used as a TV room or leave as a bedroom. \*\*\*This complex does have a room for overnight guests which can be booked in advance for a very affordable price. The primary bedroom is quite spacious with room for extra storage. Other aspects of the unit are in suite laundry and storage plus a generous washroom where you have more storage options and is fully accessible. Condo Fees include water, sewer, trash, cable TV & MANY AMENITIES including a hair salon, fitness center, library, family room and full kitchen, wood working room and billiards room! If you are a snowbird, there is RV Parking as well. The summers in Strathmore are vibrant with many activities in the adjacent parks along with walking/bike paths and Gray Pond for the bird watching enthusiasts. If you are ready for the more relaxed pace of an adult complex, have your Realtor® show you this home. It could be the option you have been waiting for!**

Inclusions: **FRIDGE, ELECTRIC STOVE, HOODFAN, WASHER, DRYER, SHELVING IN LAUNDRY ROOM, ALL WINDOW COVERINGS**

Property Listed By: **CIR Realty**

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









