



THE A-TEAM

RE/MAX FIRST

1005A WESTMOUNT Drive #108, Strathmore T1P 0C3

MLS@#: A2184814 Area: Strathmore Lakes Estates Listing Date: 01/01/25 List Price: \$354,900
Status: Active County: Wheatland County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Apartment Sub Type: Apartment City/Town: Strathmore Year Built: 2009 Lot Information Lot Sz Ar: 1,039 sqft Lot Shape:

Finished Floor Area Abv Sqft: 1,033 Low Sqft: Ttl Sqft: 1,033

DOM 21 Layout Beds: 2 (2) Baths: 2.0 (2 0) Style: Apartment Parking Ttl Park: 3 Garage Sz: 3

Access: Lot Feat: Park Feat: Heated Garage, Parkade, Secured, Stall, Tandem, Titled, Underground

Utilities and Features

Roof: Asphalt Shingle Heating: In Floor, Natural Gas Sewer: None Ext Feat: None Construction: Stone, Stucco, Wood Frame Flooring: Carpet, Ceramic Tile Water Source: Fnd/Bsmt: Poured Concrete Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings Int Feat: Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Kitchen, 3pc Ensuite bath, 4pc Bathroom, Dining Room, Bedroom - Primary, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$711

Fee Simple

R3

Fee Freq:

Monthly

Legal Desc: 1011424

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE SATURDAY JAN 18, 1-4pm\*\*\*Discover the perfect blend of comfort, style, and convenience with this exceptional ground-floor condo in the prestigious SAVANA building in Strathmore! This bright and airy 2-bedroom unit is designed to impress, featuring a south-facing balcony that bathes the space in natural light, an open-concept layout, and luxurious granite countertops. Imagine cozying up by the gas fireplace on chilly winter nights or enjoying summer evenings dining al fresco on your private, sunlit deck. This stunning home offers in-suite laundry, in-floor heating, and the rare luxury of a spacious ensuite bathroom complete with a stand-up shower. Stay cool year-round with the added bonus of air conditioning—a true standout feature! Parking is effortless with three spots: tandem parking in the heated, secure underground parkade with camera monitoring, and the other conveniently above ground. Even better, the condo fees cover all utilities except electricity, adding unbeatable value and peace of mind. Why continue renting when you can own this remarkable home at an incredible price? Don't let this opportunity slip away—schedule your viewing today and experience the lifestyle you deserve!**

Inclusions: None  
Property Listed By: URBAN-REALTY.ca

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











