



THE
A-TEAM

**RE/MAX
FIRST**

21 STRATHMORE LAKES Bay, Strathmore T1P 1L8

MLS®#: **A2184944** Area: **Strathmore Lakes Estates** Listing Date: **01/02/25** List Price: **\$499,900**
Status: **Active** County: **Wheatland County** Change: **-\$25k, 07-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)** Finished Floor Area
City/Town: **Strathmore** Abv Sqft: **1,241**
Year Built: **1996** Low Sqft:
Lot Information Ttl Sqft: **1,241**
Lot Sz Ar: **3,810 sqft**
Lot Shape:

DOM

20
Layout
Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow,Side by Side**

Parking

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

Access:
Lot Feat: **Close to Clubhouse,Creek/River/Stream/Pond,Few Trees,Front Yard,Sloped**
Park Feat: **Double Garage Attached,Parking Pad,RV Gated**

Utilities and Features

Roof: **Pine Shake** Construction: **Stucco,Wood Frame**
Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Linoleum**
Sewer: **BBQ gas line** Water Source:
Ext Feat: **Poured Concrete**
Kitchen Appl: **Dishwasher,Garage Control(s),Garburator,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`9" x 4`5"	Kitchen With Eating Area	Main	12`4" x 16`8"
Dining Room	Main	8`3" x 11`6"	Living Room	Main	13`3" x 13`6"
Bedroom - Primary	Main	13`10" x 11`11"	Office	Main	9`0" x 10`3"
Laundry	Main	11`1" x 7`11"	2pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	11`7" x 10`9"	Family Room	Basement	32`5" x 14`2"
Storage	Basement	6`7" x 4`7"	Furnace/Utility Room	Basement	14`6" x 11`0"

Condo Fee:
\$424

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **9311391**

Remarks

Pub Rmks: **2390 sqft of living area in this fully developed, adult living home with walkout basement backing onto the lake. features large master up with 3 piece ensuite and walk in closet. Office , large main floor laundry & mudroom, open bright living area. Basement is fully developed with bedroom, 3 piece bathroom, family room with wet bar and free standing gas stove. Large shelved storage room. 2 decks one off the kitchen with new glass rail and a screened in deck off family room down, both with hook up for gas BBQ. Back yard gate with access to walking path around the lake. RV parking and clubhouse in this great adult community.**

Inclusions:
Property Listed By: **N/A
KIC Realty**

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















GROSS AREA 21 Strathmore Lakes Bay - Strathmore
 MAIN LEVEL: 1241.04 SqFt, BASEMENT: 148.18 SqFt
 GARAGE: 480 SqFt
 TOTAL: 1241.04 SqFt
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.