

21 STRATHMORE LAKES Bay, Strathmore T1P 1L8

Sewer:

Utilities:

01/02/25 MLS®#: A2184944 Area: **Strathmore Lakes** Listing List Price: **\$499,900**

Estates

Status: Active **Wheatland County** Change: County: -\$25k, 07-Jan Association: Fort McMurray

Date:

General Information

Lot Information

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat:

Residential Prop Type: Sub Type: Semi Detached (Half

Duplex)

Finished Floor Area City/Town: Strathmore Abv Saft:

1996 Low Sqft: Year Built:

> Ttl Saft: 3,810 sqft

Parking

1,241

1.241

Ttl Park: 4 2 Garage Sz:

2 (11)

Side

2.5 (2 1)

Bungalow, Side by

DOM

Layout

Beds:

Baths:

Style:

20

Close to Clubhouse, Creek/River/Stream/Pond, Few Trees, Front Yard, Sloped

Double Garage Attached, Parking Pad, RV Gated

Utilities and Features

Roof: Pine Shake Construction:

Fireplace(s), Forced Air, Natural Gas Stucco.Wood Frame Heating:

Flooring:

Ext Feat: **BBQ** gas line Carpet, Ceramic Tile, Linoleum

> Water Source: Fnd/Bsmt:

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

Room Information

Room Level <u>Dimensions</u> 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" 2pc Bathroom Laundry Main 11`1" x 7`11" Main 0'0" x 0'0" 3pc Ensuite bath 0'0" x 0'0" 3pc Bathroom 0'0" x 0'0" Main Basement **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"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$424 Fee Simple R2

Fee Freq: Monthly

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

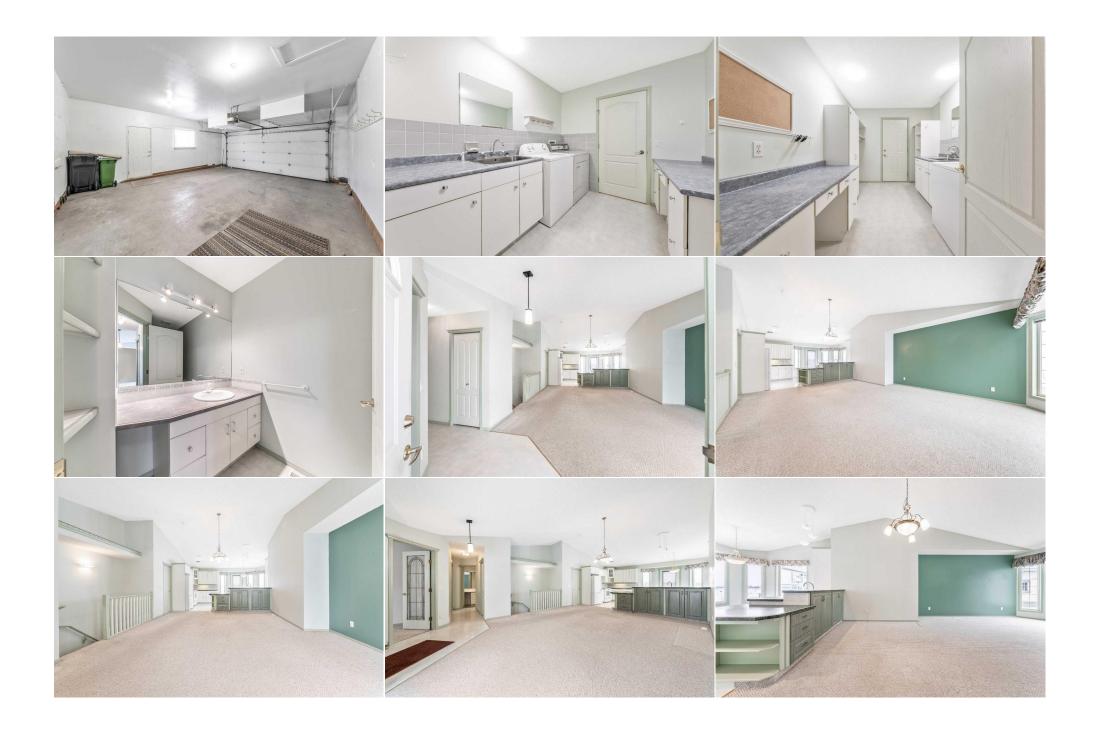
with hook up for gas BBQ. Back yard gate with access to walking path around the lake. RV parking and clubhouse in this great adult community.

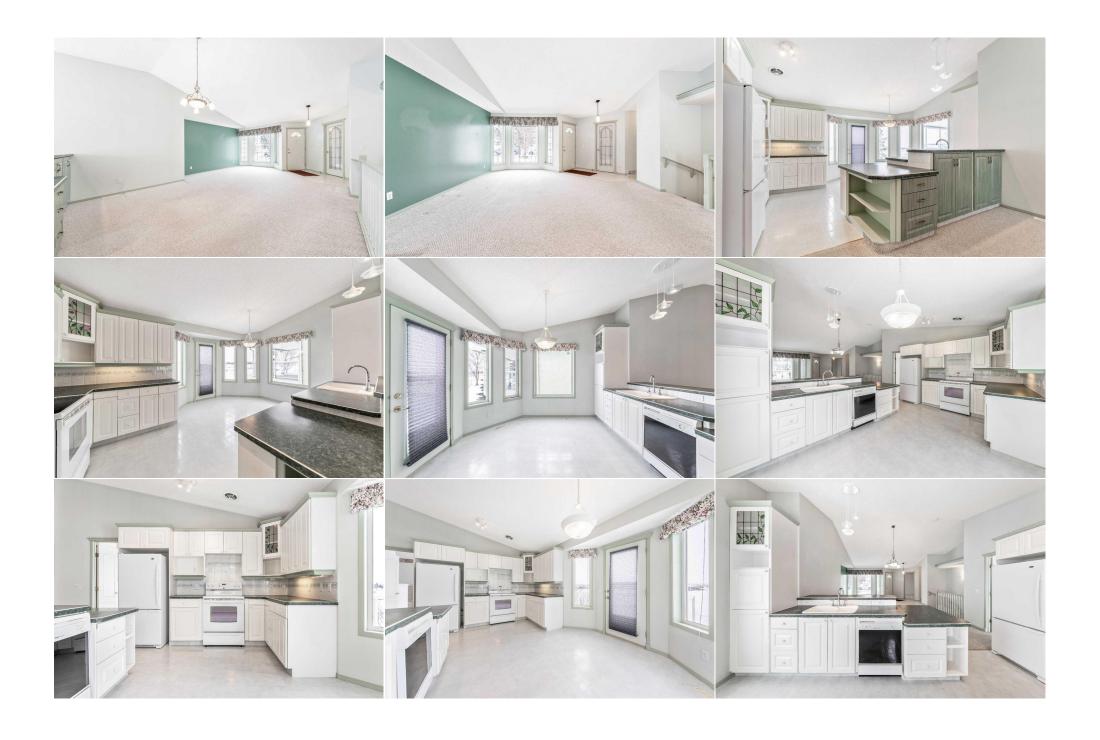
Inclusions: N/A

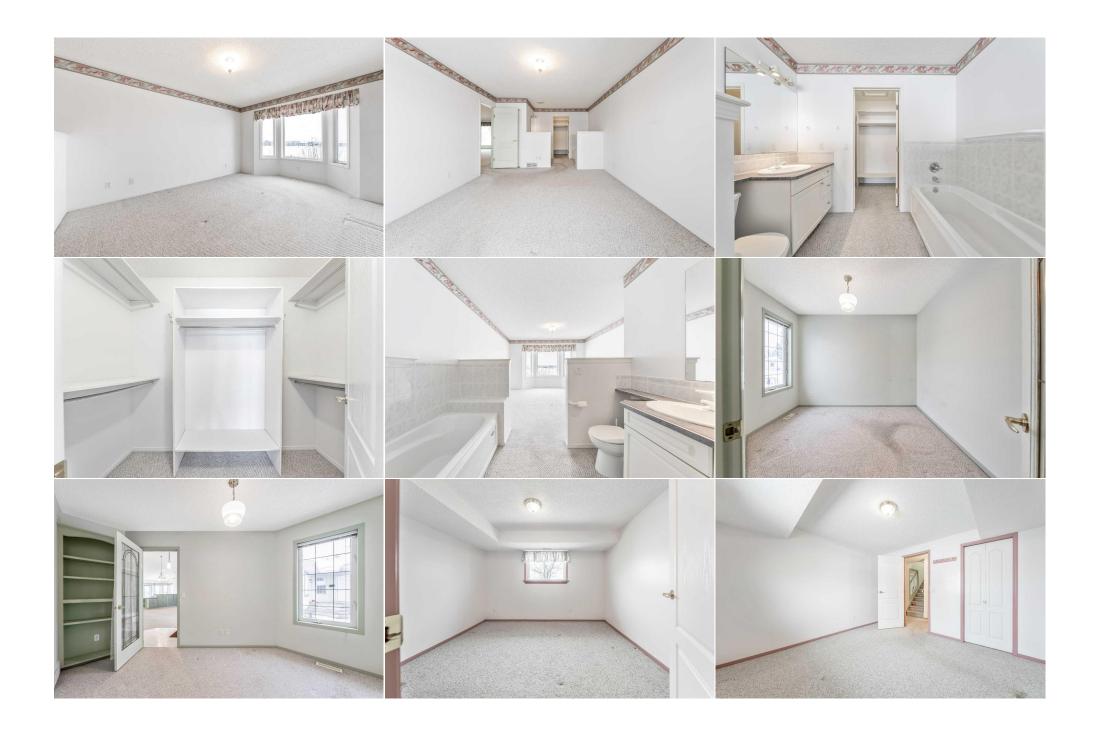
Property Listed By: KIC Realty

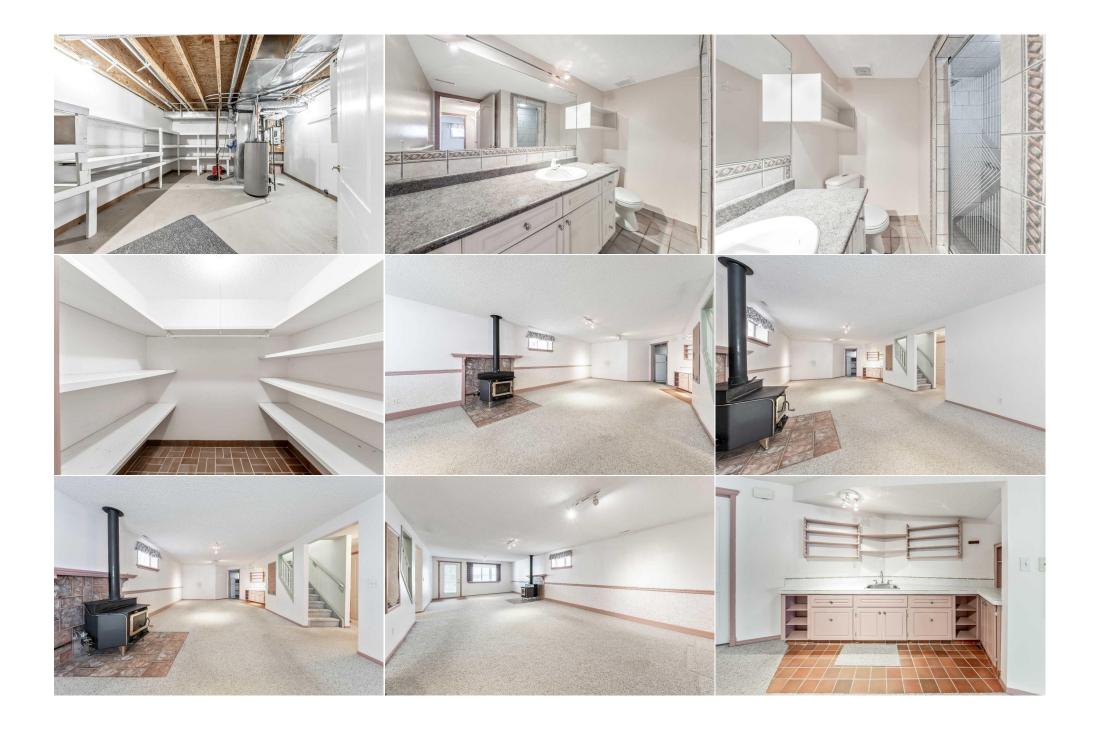
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

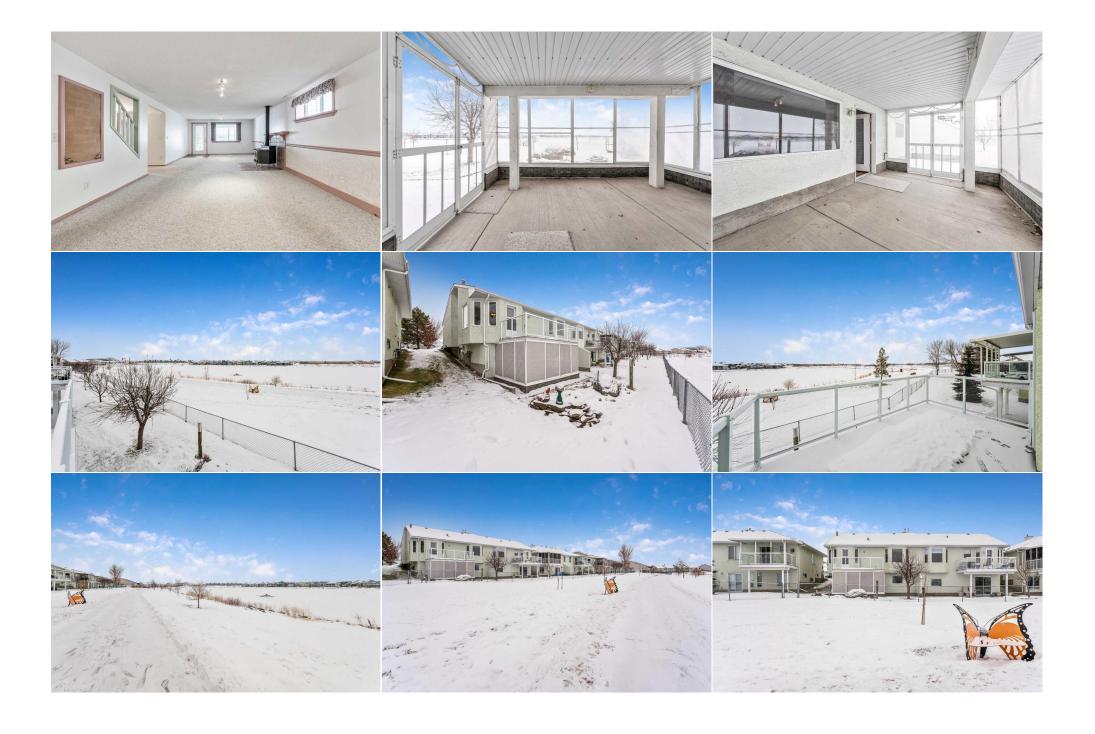














GROSS AREA 21 Strathmore Lakes Bay - Strathmore MAIN LEVEL: 1241,94 Soft, BASEMENT: 1148.18 Soft GARAGE: 480 Soft TOTAL: 1241,94 Soft SIZES MID COMMISSIONS ARE APPROCESSED, ACTUAL MAY WAY.