



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 PARKLANE Way #215, Strathmore T1P 1N6**

MLS® #: **A2185259**      Area: **Downtown\_Strathmore**      Listing Date: **01/04/25**      List Price: **\$175,000**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Strathmore**  
 Year Built: **1996**  
Lot Information  
 Lot Sz Ar: **811 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **730**  
 Low Sqft:  
 Ttl Sqft: **730**

DOM

**91**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Low-Rise (1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard,Other,Storage**

Construction: **Brick,Vinyl Siding**  
 Flooring: **Linoleum,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,Open Floorplan,Pantry,See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>137`3" x 120`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>117`7" x 90`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>91`7" x 42`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>102`3" x 94`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>114`10" x 98`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>176`7" x 130`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>82`7" x 54`8"</b>	<b>Sunroom/Solarium</b>	<b>Main</b>	<b>121`11" x 82`7"</b>

Legal/Tax/Financial

Condo Fee: **\$665**      Title: **Fee Simple**      Zoning: **R3**

Legal Desc:

9711296

Fee Freq:  
Monthly

Remarks

Pub Rmks:

Welcome to this charming 55+ open-concept condo, offering 730 sq. ft of bright and inviting living space with a serene south-facing view of lush green parkland. Step inside and be greeted by a spacious, well-lit entryway with a generous closet. The updated kitchen features ample cabinetry and counter space, making meal preparation a breeze. It flows seamlessly into the designated dining area and a comfortable living room, offering plenty of space for your favourite furniture and décor. Enjoy access to your private enclosed balcony from the living room—an ideal retreat to relax with a cup of coffee, read a book, or bask in the beautiful southwest sunlight. This space is perfect for indoor plants or simply unwind in peace. The condo also boasts a large master bedroom, a spacious full 4-piece bathroom, and the added convenience of in-suite laundry. The condo fees cover essential services like water, sewer, trash removal, and cable TV, plus a wide array of amenities that create a truly maintenance-free, carefree lifestyle. These include a guest suite (subject to availability), visitor parking, and additional green spaces throughout the property. Take a stroll through the tranquil walking paths, ponds, and nearby Kinsmen Park, or enjoy the large nature area just next door. Located in the heart of downtown, this condo is within walking distance of parks, playgrounds, shopping centres, schools, and more. Lambert Village offers vibrant, active living with plenty of social opportunities. Inside the building, you'll find even more ways to enrich your life: a well-stocked library, a cozy social lounge with a fireplace, a crafts room for your creative endeavours, a media and games room for socializing, and a wellness room to keep you fit. For those looking to unwind and relax, there's even a hair salon on-site. This is truly an ideal place to call home. Whether you're looking to relax, stay active, or meet new friends, this condo offers everything you need to enjoy an easy, maintenance-free lifestyle in a wonderful community. Don't miss out on this exceptional opportunity!

Inclusions:

Window air conditioner

Property Listed By:

RE/MAX First

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















