



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 WESTLAKE Circle #106, Strathmore T1P 1P6**

MLS® #: **A2186991**

Area: **NONE**

Listing Date: **01/12/25**

List Price: **\$290,000**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Strathmore**  
Year Built: **2000**  
Lot Information  
Lot Sz Ar: **46,173,600 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,051**  
Low Sqft:  
Ttl Sqft: **1,051**

DOM

**10**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Gazebo,Waterfront**  
Park Feat: **Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Private Entrance**

Construction: **Concrete,Stucco**  
Flooring: **Carpet,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Ceiling Fan(s),Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`6" x 8`0"
Laundry	Main	8`6" x 5`11"
Bedroom - Primary	Main	15`9" x 101`0"
Walk-In Closet	Main	5`11" x 6`0"
Dining Room	Main	7`4" x 15`4"
Balcony	Main	12`0" x 6`9"

Room	Level	Dimensions
3pc Ensuite bath	Main	8`5" x 5`0"
Entrance	Main	8`11" x 4`10"
Bedroom	Main	11`2" x 9`5"
Kitchen	Main	10`2" x 8`10"
Living Room	Main	12`8" x 15`4"

Legal/Tax/Financial

Condo Fee:  
**\$621**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R3**

Legal Desc: **0012922**

Remarks

Pub Rmks: **Non-Smoking Building. Maintain healthy lifestyles. Encouraging community. Socializing with your peers. Ideal Living Community. Heated Underground Parking. Secure Building.1 Titled Parking Stall. Clean. Spacious. Bright. Pride Ownership. Just 40 Units in the main building. No Maintenance. Luxury Estate Living. Adult Complex 55+. 9 Ft. High Ceilings. Wide Hallways. Great Neighbors. Secured Entrance. In house mailboxes. Intercom. Games Room. Pool Table/Shuffleboard Cards. Library. Puzzles. Common Area/Kitchen. Host Events. Community/Family. Handicapped Access/Accessories. Bonus! Outdoors Grounds. Patio. Gazebo, Trees. Courtyard, Cement Patios. Green Space. Guest Parking. Southeast Exposure.2 Bedrooms. Dining Room Living Room Combination. Air Conditioned. Hot Water Heating. Enjoy Views. Large Windows. White Cabinets Central Island/Eating Bar. Open Concept. Comfort of a Corner Gas Fireplace with mantel. Bring all your Furniture. Room to Roam. Condo Fee \$620.71 per month. includes all excluding Power. Relax and Enjoy the Courtyard Lifestyle. Gazebo. Slip Free Bright Staircases. Community of Choice. Live Here Know. 30 Minutes to YYC. Calgary International Airport.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Landan Real Estate**

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























