



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1005B WESTMOUNT Drive #214, Strathmore T1P 0C3**

MLS® #: **A2188353**      Area: **Westmount\_Strathmore**      Listing Date: **01/17/25**      List Price: **\$339,900**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Strathmore**  
 Year Built: **2009**  
Lot Information  
 Lot Sz Ar: **931 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **908**  
 Low Sqft:  
 Ttl Sqft: **908**

DOM

**15**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat:

**Additional Parking,Guest,Heated Garage,Parkade,Parking Lot,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Hot Water,Radiant**  
 Sewer:  
 Ext Feat: **Balcony,Storage**

Construction: **Mixed,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Elevator,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	11`2" x 10`0"	Bedroom - Primary	Main	11`6" x 10`11"
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	10`7" x 11`11"	Dining Room	Main	7`5" x 13`1"
Living Room	Main	11`0" x 13`1"			

Legal/Tax/Financial

Condo Fee:  
**\$638**

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

Zoning:  
**R3**

Legal Desc: **1011424**

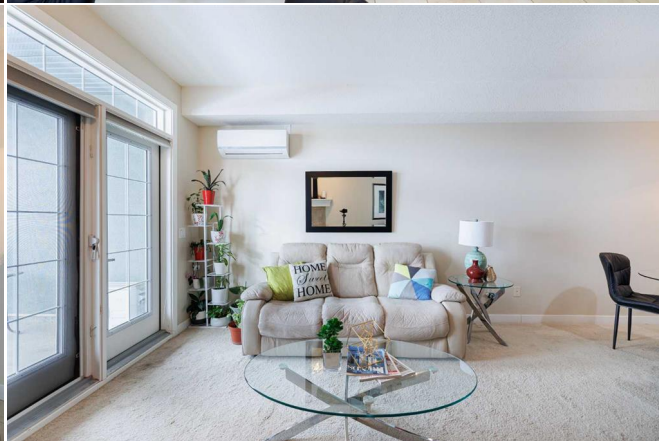
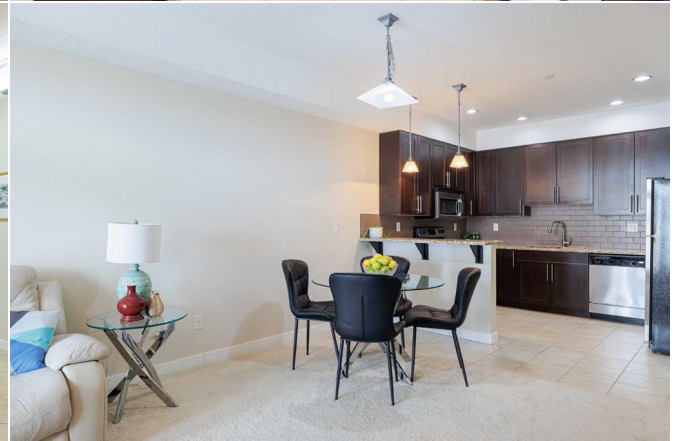
Remarks

Pub Rmks: **Picturesque living only a stones throw away from the city! Enjoy modern living and small town feel with this 2 bedroom 2 bathroom unit. This unit boasts beautiful contrasts with open concept living and sequestered quarters, 9 foot ceilings and cozy finishes, granite counters and soft tones, fireplace for winter and AC for summer (West facing Balcony). Enjoy easy access to shopping, schools, and beautiful pond walks (or fishing). In suite laundry, 1 underground title parking and 1 titled parking stall complete the package! Strathmore has everything you need, including a little distance from the big city. Quiet, comfortable and convenient, this unit might be the one for you!**

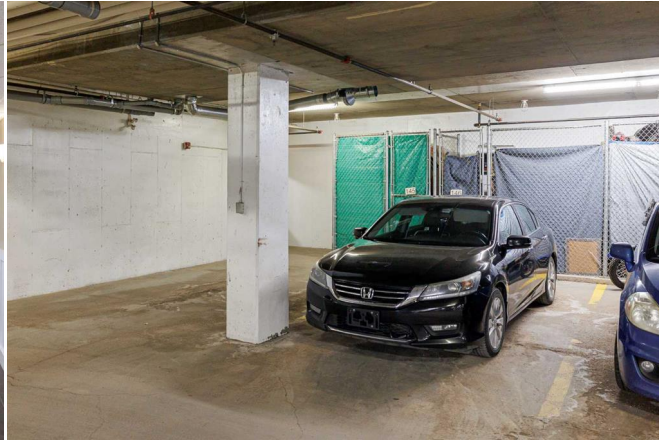
Inclusions: **N/A**  
Property Listed By: **Century 21 Bravo Realty**

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









214-1005 Westmount Dr, Strathmore, AB

Main Floor Interior Area 508.73 sq ft



PREPARED 2020/11/15



While regions are excluded from total floor area in GEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.