



THE
A-TEAM

**RE/MAX
FIRST**

524 LAKESIDE Boulevard, Strathmore T1P 1B7

MLS®#: **A2191082** Area: **Downtown_Strathmore** Listing Date: **02/11/25** List Price: **\$439,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Strathmore**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **3,186 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,179**
 Low Sqft:
 Ttl Sqft: **1,179**

DOM

11
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Fruit Trees/Shrub(s),Landscaped,Lawn,Level,Low Maintenance Landscape**
 Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum,Vinyl Plank**
 Sewer: Ext Feat: **Rain Gutters** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 9`6"	4pc Ensuite bath	Main	5`3" x 8`4"
Bedroom	Main	8`11" x 10`10"	Dining Room	Main	13`0" x 10`4"
Kitchen	Main	12`0" x 12`4"	Living Room	Main	13`3" x 24`0"
Bedroom - Primary	Main	12`1" x 16`8"	4pc Bathroom	Lower	4`11" x 7`11"
Bedroom	Lower	11`8" x 12`8"	Bedroom	Lower	16`8" x 10`11"
Game Room	Lower	15`8" x 22`7"	Storage	Lower	6`2" x 9`5"
Furnace/Utility Room	Lower	11`5" x 22`3"			

Title: **Fee Simple**
 Legal Desc: **9710901**

Zoning: **R3**

Remarks

Pub Rmks: **This fully finished home is in an ideal location directly across from Kinsmen Park where you can enjoy serene views of the pond and the mature trees surrounding it from your cozy covered front porch. Simply cross the street and you can stroll for hours along the picturesque pathways, picnic in the park or take your kids or grandkids to visit the popular Lion's Splash Park. When you enter the home you'll be pleasantly surprised at how much space there is! You'll step into large living area which can be divided to include a formal dining area if that suites your needs. Vaulted ceilings, a skylight and good sized windows make the space feel even larger. The kitchen and dining room are separated only by a raised breakfast bar that you can use for extra seating. Beyond that is a great sized primary bedroom complete with walk through closet and 4 pc ensuite. A second bedroom on this level is perfect as a child's room or maybe a home office. The main bath is a shared 2 pc and laundry room saving you from to haul laundry up and down the stairs. There is so much more living space to enjoy in the fully finished basement. Here you'll find a great sized living area / rec room as well as 2 more bedrooms and full bath. This is the perfect space for your teenagers to make their own or maybe as a private space for a room mate to help offset your mortgage. There is ample storage as well including a utility room plus a good sized storage room with shelving. The back yard has a nice deck and is easily accessed from the dining room making outdoor grilling easy to do year round. There is also some grassy space and a detached single car garage with back alley access. There are no condo fees. Newer appliances, furnance 2015, shingles 2017 some newer flooring, hot water tank 2019 .This terrific home has great walkability to all amenities including downtown Strathmore, restaurants, shops, schools and more. Plus you'll love the easy access to the highway making for an easy commute to the city. Strathmore is a wonderful place to call home where you'll enjoy a friendly small town feel and slower pace of life without having to sacrifice any of the modern conveniences offered in the city. Book your showing today and get ready to make this one your own.**

Inclusions: **none**
 Property Listed By: **RE/MAX Key**

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











