



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1005A WESTMOUNT Drive #113, Strathmore T1P0C3**

MLS@#: **A2196948**      Area: **Strathmore Lakes Estates**      Listing Date: **02/24/25**      List Price: **\$279,999**  
 Status: **Active**      County: **Wheatland County**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area  
 Abv Sqft: **808**  
 Low Sqft:  
 Ttl Sqft: **808**

DOM

**0**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

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

Access:  
 Lot Feat:  
 Park Feat:

**Enclosed,Heated Garage,Outside,Owned,Parkade,Parking Lot,Parking Pad,Paved,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	9`8" x 8`4"	Pantry	Main	4`4" x 3`3"
Laundry	Main	2`10" x 2`8"	4pc Bathroom	Main	8`3" x 6`0"
Bedroom - Primary	Main	12`2" x 13`9"	Walk-In Closet	Main	5`10" x 3`9"
Kitchen	Main	11`5" x 9`6"	Dining Room	Main	13`2" x 6`10"
Living Room	Main	13`2" x 12`10"	Balcony	Main	13`1" x 8`1"

Legal/Tax/Financial

Condo Fee:  
**\$568**

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

Zoning:  
**R3**

Legal Desc: **1011424**

Remarks

Pub Rmks: **Discover urban living at its finest in this rare "Western Star" one-bedroom unit, the largest of its kind in the highly sought-after Savana building. Located on the main floor, this bright and cozy condo offers the perfect blend of comfort and convenience. Step inside and be greeted by spacious, high ceilings and a warm ambiance. The well-appointed kitchen boasts elegant granite countertops, while the inviting living area features a stunning stone fireplace - perfect for cozy evenings. Enjoy the convenience of in-suite stacking washer and dryer, as well as the luxury of in-floor heating throughout the unit. Step outside onto your expansive patio and soak up the sunshine - an ideal space for relaxing or entertaining. This exceptional unit comes complete with not one, but two titled parking spots, one of which is located in the secure, heated underground parkade. The Savana also offers the convenience of two elevators. Don't miss your chance to own this exceptional condo in one of Strathmore's most desirable buildings!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Complete Realty**

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















