



THE A-TEAM

RE/MAX FIRST

3 PARKLANE Way #315, Strathmore T1P 1N6

MLS@#: A2197913 Area: Downtown_Strathmore Listing 02/27/25 List Price: \$179,900
Status: Active County: Wheatland County Change: None Association: Fort McMurray



Top floor unit with a covered sunroom + single detached garage

General Information

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

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

DOM 37
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: Apartment-Single Level Unit
Parking
Ttl Park: 1
Garage Sz: 1

Access:
Lot Feat:
Park Feat: Additional Parking, Garage Door Opener, Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Hot Water
Sewer:
Ext Feat: Balcony
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Linoleum
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bathroom, Living Room, Dining Room, Laundry, Bedroom - Primary, Kitchen, Foyer, Sunroom/Solarium.

Legal/Tax/Financial

Condo Fee: \$729 Title: Fee Simple Zoning: P1

Fee Freq:
Monthly

Legal Desc: **9711296**

Remarks

Pub Rmks: **55+ ADULT COMMUNITY - 1 BED/1BATH with ENCLOSED SUNROOM & SINGLE DETACHED GARAGE - IMMEDIATE OCCUPANCY!! Welcome to Strathmore's amazing LAMBERT VILLAGE - a sought after centrally positioned complex that enjoys a 10/10 walkability score plus SCORES OF AMENITIES WITHIN THE BUILDING. This TOP FLOOR APARTMENT enjoys over 820 sq ft of LIVING SPACE which includes the 3 SEASON SUNROOM. An OPEN FLOOR PLAN design that maximizes the SOUTHWEST facing windows that overlook the GREEN SPACE & PARK; home to our native wildlife. A neutral fresh paint palette and off white carpeting highlight the airiness and spacious layout. The kitchen features oak cabinetry overlaid with warm textured laminate countertops, a white appliance package and a double stainless sink. Enjoy the comfort and ease of serving dinner or informal meal times at the EAT UP COUNTER. Flowing from the step saving kitchen is an OVERSIZED LIVING ROOM that easily accommodates a sectional for larger gatherings. King sized furniture ++ is doable in the oversized primary retreat that boasts a huge double closet and ample space to add an armchair. The 3 pc bath enjoys a WALK IN SHOWER already in place with grab bars and an exceptionally spacious vanity for toiletries and towels. There is additional storage in the washroom for linens too. IN-SUITE LAUNDRY delivers a newer side x side washer and dryer. An ENCLOSED 3 SEASON SUNROOM with a southwest exposure has large venting windows to bring in the fresh air and is perfectly suited to green thumbs and hobbyists. A SINGLE DETACHED GARAGE is included with this amazing suite; keeping your car warm and secure and also offering additional storage. LAMBERT VILLAGE offers an on-site HAIR SALON, WELLNESS ROOM, MEDIA/GAMES/REC ROOMS, CRAFT AND WORKSHOP AREAS, LIBRARY and a fully equipped kitchen for resident gatherings/party's. A PRIVATE GUEST SUITE is available for overnight guests for a nominal fee with pre registration through the office. For the active retiree, there is on site RV PARKING and additional visitor parking. CALL TODAY to view your new home; surrounded by beautiful parks, walking paths, Kinsmen Park and Lake. YOU WON'T BE DISAPPOINTED! Condo fee includes, parking, snow removal, water, sewer, trash, gas, heat, cable TV, grounds maintenance, interior maintenance of the common areas plus all the amenities.**

Inclusions: **built in dishwasher, refrigerator, electric stove, microwave, washer, dryer, all window coverings, garage opener**

Property Listed By: **Century 21 Bamber Realty LTD.**

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









