

49 Strathmore Lakes Bay Strathmore, Alberta

MLS # A2213923


\$435,000

Division:	Strathmore Lakes Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,222 sq.ft.	Age:	1993 (32 yrs old)
Beds:	2	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Corner Lot, Front Yard, Lake, Landscaped, C		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 424
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: None

Conveniently located on Westmount Drive, this charming bungalow is well situated in a tranquil seniors complex near a beautiful lake with access to a private clubhouse. In Strathmore Lakes Bay you do not have to sacrifice size or space, these half duplexes offer an easier living solution to those who choose to call it home. Tucked near the entrance, this home offers nearly 2000 sq. ft. of usable living space. It features tall vaulted ceilings and there's an abundance of natural light. The home is very original to the 90's-era and needs a modern touch added; it's currently sitting as a blank slate that's been freshly painted in a neutral tone. If you're someone who enjoys taking on a project, then this is the right fit for you. There's a primary bedroom plus a den/office space along with 2 full bathrooms, all on the main floor. Another added convenience is the laundry room located just off the garage entrance, meaning day-to-day living can be done on this single floor. A few accessible features are already included such as a chairlift on the staircase to the basement, and a standing shower in the primary ensuite. The kitchen cabinets are traditional in fashion and made of oak, the bay window at the front is the perfect little breakfast nook. In between, the dining room is tucked with a chandelier fixture hanging low. The living room is broad, complete with a gas fireplace and has direct access onto the deck facing a backyard that is green, open and private. Strathmore Lakes Bay offers partial fencing, ensuring the community is enclosed for residents. The yards around are free flowing which create a cohesive look in the area. Back inside the home you have a fully finished basement with a massive recreation room, there's an additional bedroom downstairs with its own 4-piece ensuite for when guests visit. The utility room features a deep storage space which can be

converted if additional square footage is needed. Parking is easy, with a double attached garage plus 2 parking spaces on the driveway - That makes a total of 4 designated parking spaces! Notable additions include a brand new asphalt shingle roof that was completed in 2025, the high efficiency furnace was updated in 2021 and a central air conditioner was installed in 2022. The home offers comfort, and the amenities associated with the condo allow for low maintenance living with seasonal upkeep included in the fees. Strathmore is a town surrounded by greenery that commercially is growing to suit their population's needs, Trans-Canada Hwy is 1 km away and has everything you need from gas stations to dining options to grocery stores - Don't forget to check out the virtual iGuide before booking your showing. If you're looking to downsize into an age appropriate community, then we have the one for you!