

**10, 707 Westmount Drive
Strathmore, Alberta**

MLS # A2234486



\$239,900

Division:	Westmount_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	923 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Carport		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 453
Basement:	None	LLD:	-
Exterior:	Asphalt	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows		

Inclusions: FRIDGE, ELECTRIC STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS

Super cute 2 Bedroom unit with quick possession available! Located close to downtown and all amenities and directly across from a park/playground. This unit has been refreshed with lighting, kitchen appliances, countertops, washer and dryer, paint and some flooring as well! From your kitchen you have a full view of the playground across the street! The living room faces south so there is lots of natural light and access to the rear deck and yard, then out to your storage unit attached to the carport! What a bonus to be able to keep your vehicle protected from the elements! The bedrooms are roomy with space for a king sized bed in either room. Your condo fees include everything except your electricity and internet. You are in walking distance to schools, restaurants and health clinics/services, shopping and more. Easy access to HWY 1. This is affordable living located only 25 minutes from Calgary if you are a commuter. Strathmore has many services and shopping available, plus there are recreational facilities including ice rinks, indoor swimming, indoor walking track/rec center and there are always activities going on in the community. This is a great option as a first time buyer or investors. There are many new businesses in Strathmore and more employment opportunities. CGC (Gypsum plant) is a 20 minute drive to the SW. Home construction continues to grow. Come be a part of this thriving community!