

**215, 3 Parklane Way
Strathmore, Alberta**

MLS # A2185259



\$163,000

Division:	Downtown_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	730 sq.ft.	Age:	1996 (29 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Water: -

Floors: Linoleum, Vinyl

Sewer: -

Roof: -

Condo Fee: \$ 729

Basement: -

LLD: -

Exterior: Brick, Vinyl Siding

Zoning: R3

Foundation: -

Utilities: -

Features: Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage

Inclusions: Window air conditioner

Welcome to this charming 55+ open-concept condo, offering 730 sq. ft of bright and inviting living space with a serene south-facing view of lush green parkland. Step inside and be greeted by a spacious, well-lit entryway with a generous closet. The updated kitchen features ample cabinetry and counter space, making meal preparation a breeze. It flows seamlessly into the designated dining area and a comfortable living room, offering plenty of space for your favourite furniture and décor. Enjoy access to your private enclosed balcony from the living room—an ideal retreat to relax with a cup of coffee, read a book, or bask in the beautiful southwest sunlight. This space is perfect for indoor plants or simply unwind in peace. The condo also boasts a large master bedroom, a spacious full 4-piece bathroom, and the added convenience of in-suite laundry. The condo fees cover essential services like water, sewer, trash removal, and cable TV, plus a wide array of amenities that create a truly maintenance-free, carefree lifestyle. These include a guest suite (subject to availability), visitor parking, and additional green spaces throughout the property. Take a stroll through the tranquil walking paths, ponds, and nearby Kinsmen Park, or enjoy the large nature area just next door. Located in the heart of downtown, this condo is within walking distance of parks, playgrounds, shopping centres, schools, and more. Lambert Village offers vibrant, active living with plenty of social opportunities. Inside the building, you'll find even more ways to enrich your life: a well-stocked library, a cozy social lounge with a fireplace, a crafts room for your creative endeavours, a media and games room for socializing, and a wellness room to keep you fit. For those looking to unwind and relax, there's even a hair salon on-site. This is truly an ideal place to call home. Whether

you're looking to relax, stay active, or meet new friends, this condo offers everything you need to enjoy an easy, maintenance-free lifestyle in a wonderful community. Don't miss out on this exceptional opportunity!