

**315, 3 Parklane Way  
Strathmore, Alberta**

**MLS # A2197913**



**\$179,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Downtown_Strathmore  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                    |               |                   |
| <b>Size:</b>     | 730 sq.ft.   | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Additional Parking, Garage Door Opener, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 729 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | P1     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Recreation Facilities, Storage |                   |        |

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

**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.