

**106, 3 Parklane Way
Strathmore, Alberta****MLS # A2211321****\$168,000**

Division:	Downtown_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	771 sq.ft.	Age:	1996 (29 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 672
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	P1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Built in dishwasher, electric stove, refrigerator, hood fan, washer, dryer, ceiling fan

55+ ADULT COMMUNITY - MAIN FLOOR- 1 BED/1BATH - 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 MAIN FLOOR APARTMENT enjoys over 770 sq ft of LIVING SPACE which includes PRIVATE DIRECT ACCESS TO THE OUTDOORS. An OPEN FLOOR PLAN design that maximizes the opportunity for all your furniture. A neutral fresh paint palette and warm toned laminate flooring 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 side x side washer and dryer. One parking stall close to your door is included with this amazing suite. 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.