

111, 1005B Westmount Drive  
Strathmore, Alberta

MLS # A2279522



## \$269,900

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Strathmore Lakes Estates                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                 |               |                   |
| <b>Size:</b>     | 759 sq.ft.                                  | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 1                                           | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Outside, Owned, Tandem, Titled, Underground |               |                   |
| <b>Lot Size:</b> | 0.02 Acre                                   |               |                   |
| <b>Lot Feat:</b> | -                                           |               |                   |

|                    |                                     |                   |        |
|--------------------|-------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                             | <b>Condo Fee:</b> | \$ 543 |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame        | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -      |

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Wow this home shows better than new!! Freshly painted throughout. Newer vinyl flooring throughout. Cabinets are like new. This one bedroom condo is on the main floor with 3 parking stalls. 1 parking is conveniently situated by your patio, and the other two are close to your elevator underground with your storage unit. Walking in your are welcomed by a great size entry way complete with coat closet. The large living room is large enough for a sectional couch there is a beautiful corner gas fireplace for those cozy nights. The French garden doors lead you to your concrete patio complete with gas BBQ hookup and nice glass finishings. There is a good size dining area as well as a breakfast bar and a galley kitchen with granite counters giving it lots of counter space for cooking and baking. The bedroom will fit king furniture and features a walk in closet as well as access to the bathroom. All of this is also complete with in floor heating. The condo fees include Gas/heat, water, sewer, garbage, management, maintenance, snow removal, lawn mowing and more!! Just move in connect your power and TV/Internet and settle in.