

# \$175,000 - 215, 3 Parklane Way, Strathmore

MLS® #A2185259

**\$175,000**

1 Bedroom, 1.00 Bathroom, 730 sqft

Residential on 0.02 Acres

Downtown\_Strathmore, Strathmore, Alberta

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!

Built in 1996

### Essential Information

MLS® #	A2185259
Price	\$175,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	730
Acres	0.02
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	215, 3 Parklane Way
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1N6

### Amenities

Amenities Elevator(s), Fitness Center, Guest Suite, Other, Park, Parking,

	Recreation Room, Storage, Visitor Parking, Workshop
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Window Unit(s)
# of Stories	3

### **Exterior**

Exterior Features	Courtyard, Other, Storage
Construction	Brick, Vinyl Siding

### **Additional Information**

Date Listed	January 4th, 2025
Days on Market	91
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX First
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