



3 PARKLANE Way Strathmore Alberta

\$200,000

Welcome to LAMBERT VILLAGE in downtown Strathmore. Nestled along the park, this Adult Living Complex (55+) offers many inhouse amenities and activities, and is also in walking distance to the Senior Centre and the downtown core with restaurants, movie theater, banking and retail options. As a resident, you may want to participate in the monthly dinners or morning coffee with other residents, or take up the more independent aspect and find comfort in your own space. Unit 10 is situated on the main floor with direct access to the outdoors without having to traverse through the building. This is a 2 bedroom unit with an enclosed all-season sunroom! This is one of 2 units in the building having this feature. The suite has been meticulously maintained and flooring was replaced 5 years ago along with fresh paint. This floorplan is open concept with great storage in the kitchen and sufficient counterspace and breakfast bar. The kitchen is open to the dining and living room. If you want more options, the second bedroom could be used as a TV room or retreat to the heated sunroom. ***This complex does have a room for overnight guests which can be booked in advance for a very affordable price. The primary bedroom is quite spacious with room for extra storage. Other aspects of the unit are in suite laundry and storage plus a generous washroom where you have more storage options and is fully accessible. In addition, the unit comes with a DETACHED GARAGE w/ Extra Storage! Condo Fees include water, sewer, trash, cable TV & MANY AMENITIES including a hair salon, fitness center, library, family room and full kitchen, wood working room and billiards room! If you are a snowbird, there is RV Parking as well. The summers in Strathmore are vibrant with many activities in the adjacent parks along with walking/bike paths and Gray Pond for the bird watching enthus...

Living room 12.92 Ft x 16.92 Ft

Dining room 10.75 Ft x 6.42 Ft

Kitchen 10.75 Ft x 10.25 Ft

Primary Bedroom 12.17 Ft x 17.75 Ft

Bedroom 11.83 Ft x 11.67 Ft

4pc Bathroom 9.25 Ft x 8.67 Ft

Laundry room 7.50 Ft x 5.17 Ft

Sunroom 13.67 Ft x 8.17 Ft

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