



GRASSROOTS
REALTY GROUP

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**302, 8 Bayside Place
Strathmore, Alberta**

MLS # A2291707



\$214,000

Division:	Brentwood_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	839 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 409
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Sofa, Chair

Experience carefree living in this adorable and affordable 2 bedroom unit in Bayside Villas. This ground floor unit offers convenient single level living with no stairs for those looking for accessible living. Plus it includes a covered patio area that is ideal for enjoying the outdoors while still being protected from the elements. Your pets will love it too - pets are welcome in this complex with board approval. This bright and sunny unit is spacious with an open layout. The large kitchen has plenty of cupboard and counter space and an opening in the wall between the kitchen and living room allows for lots of natural light. The kitchen is open to a nice sized dining area and is right next to your comfortable living room where you'll enjoy a large window and direct access to your outdoor space. There are 2 bedrooms down the hall as well as a 4 pc bath with tub. You'll love the convenience of in-suite laundry in this really large laundry room that also gives you extra room for storage. Plus there is additional storage space in the utility room. The high efficiency furnace is roughed in for air conditioning making it an easy addition in the future. There is one assigned parking stall conveniently located right in front of the unit plus ample visitor parking. Don't worry about bringing your snow shovel because your condo fees include snow removal as well as common area maintenance, heat, insurance, parking (including power to your stall to plug in during winter,) reserve fund contributions, water and visitor parking. Bayside Villas is ideally located close to everything you need. Shopping, dining, recreation facilities, schools, parks, pathways and more. This unit is part of the Town of Strathmore's Perpetual Affordable Housing (PAH) Program and buyers must be pre-approved. Ask agent for more details on this program. You're going to love living here.

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