



GRASSROOTS
REALTY GROUP

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206, 1005B Westmount Drive
Strathmore, Alberta

MLS # A2306248



\$196,900

Division:	Strathmore Lakes Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	764 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Outside, Parking Lot, Paved, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Data		

Inclusions:	N/A
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LOWEST \$ PER SQUARE FOOT UNIT IN THE BUILDING! | PRICED TO SELL! | OUTSTANDING DEAL! Vacant and ready for a flexible possession, this beautifully maintained second-floor condo in The Savana at Strathmore Lake Estates, offers the perfect blend of comfort, convenience, and lakeside living. This well-designed 764 sq ft, 1-bedroom, 1-bathroom unit features a bright open-concept layout with generous natural light throughout. The kitchen is finished with granite countertops, rich shaker-style cabinetry, stainless steel appliances, and a breakfast bar, making it both functional and stylish. The cozy living area is anchored by a corner gas fireplace with tile surround, creating a warm and inviting space to relax. The spacious primary suite includes a walk-in closet and ensuite. Enjoy the convenience of in-suite stacked laundry. Step outside to your private balcony with a gas BBQ hookup, perfect for evening grilling. The unit also includes a titled surface parking stall. Located steps from Strathmore Lake, walking paths, parks, shopping, and everyday amenities, this home offers an easy, low-maintenance lifestyle in one of Strathmore's most desirable condo communities.