



GRASSROOTS
REALTY GROUP

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**111, 1005B Westmount Drive
Strathmore, Alberta**

MLS # A2312272



\$269,900

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

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

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.