



GRASSROOTS
REALTY GROUP

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13 Parklane Place
Strathmore, Alberta

MLS # A2324992



\$324,900

Division:	Parkwood		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Heated Driveway, Paved, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	Crawl Space	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: Call listing Agent

Rare opportunity to own a beautifully maintained bungalow villa backing directly onto the canal and walking pathways in one of Strathmore's most sought-after 55+ communities. Offering over 1,080 sq. ft. of bright, stair-free living, this home combines comfort, convenience, and a peaceful setting that's rarely found. Inside, vaulted ceilings and oversized windows fill the home with natural light, creating an open and inviting atmosphere. The spacious living and dining areas flow seamlessly into the bright kitchen, featuring ample cabinetry, generous counter space, and a cozy breakfast nook with direct access to the covered patio. The spacious primary bedroom offers a comfortable retreat, while the second bedroom provides flexible space for guests, a home office, or hobbies. Wide hallways and doorways enhance accessibility, and the heated attached garage is a standout feature offering secure parking, year round comfort, and excellent additional storage. Step outside to your private backyard oasis with no neighbours behind, where you can enjoy morning coffee, peaceful evenings, and uninterrupted views of the canal and surrounding green space. Ideally located just a short walk to downtown Strathmore, you'll enjoy quick access to shopping, restaurants, parks, the library, and everyday amenities. This well managed bare land condo includes lawn care, snow removal, common area maintenance, insurance, and reserve fund contributions, supporting a truly low maintenance lifestyle. Whether downsizing or seeking the ease of single level living in a quiet, established community, this property delivers exceptional value, privacy, and lifestyle. Don't miss your chance book your private showing today.

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