



GRASSROOTS
REALTY GROUP

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**94 Lakeside Boulevard
Strathmore, Alberta**

MLS # A2346138



\$385,000

Division:	Downtown_Strathmore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,093 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Other
Features:	Closet Organizers, Open Floorplan, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Extra building materials in garage

Welcome to this updated three-bedroom bungalow, ideally situated in a central Strathmore location across from the library, senior center and just minutes from downtown. The home is close to schools, parks, shopping, restaurants, local services, with easy access to walking paths and major routes for commuting. Offering over 1,090 sq. ft. on the main level, the home features a spacious living area, newer vinyl plank flooring, freshly painted interiors and refinished cabinetry. The kitchen includes brand new appliances, while additional updates include newer plumbing, electrical panel and a one year old furnace. The main floor offers two bedrooms and 2 full bathrooms including a generously sized primary bedroom with a brand new four-piece ensuite featuring upgraded shower tile and a walk through closet. The partially developed lower level includes a third bedroom and partially finished bathroom, with plenty of windows, a separate side entrance and excellent potential for further development. Outside, enjoy a huge front yard and a sunny southwest-facing, fully fenced backyard with plenty of grass and space to relax or entertain. The oversized single detached garage features a newer roof and garage door. The home has also been updated with a newer roof, soffits, eavestroughs and downspouts. All of this sits on a large 50 x 120 ft. lot in a convenient, walkable location, close to the best of Strathmore. A perfect opportunity for a first time buyer, investor or anyone looking to lay down some roots in Strathmore!