

\$174,900 - 307, 3 Parklane Way, Strathmore

MLS® #A2248620

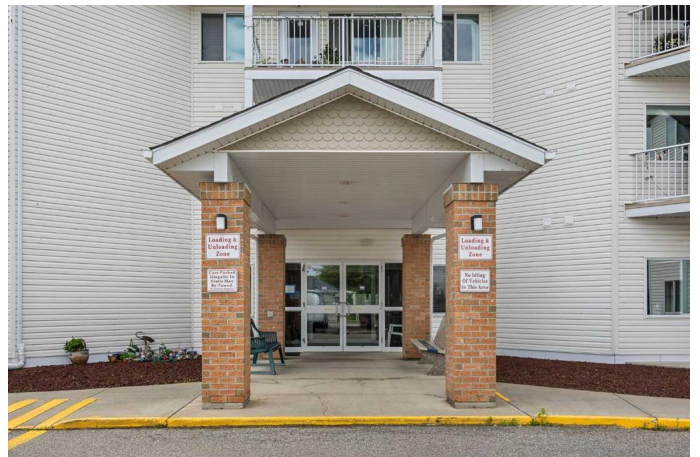
\$174,900

1 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Downtown_Strathmore, Strathmore, Alberta

TOP FLOOR - 1 BED and 1 BATH FACING THE PARK. Welcome to Strathmore's amazing 55+ ADULT COMMUNITY- LAMBERT VILLAGE - a sought after centrally positioned complex that enjoys a 10/10 walkability score plus SCORES OF AMENITIES WITHIN THE BUILDING. This TOP FLOOR APARTMENT enjoys over 744 sq ft of LIVING SPACE with a balcony that overlooks the quiet private green space. An OPEN FLOOR PLAN design that maximizes the SOUTHWEST facing windows that overlook the GREEN SPACE & PARK; home to our native wildlife. Easy care LAMINATE FLOORING flows throughout the unit and highlight the airiness and spacious layout. The kitchen features oak cabinetry overlaid with warm textured laminate countertops, a white appliance package and a double stainless sink. Enjoy the comfort and ease of serving dinner or informal meal times at the EAT UP COUNTER. Flowing from the step saving kitchen is an OVERSIZED LIVING ROOM that easily accommodates a sofa and easy chair for larger gatherings. King sized furniture is doable in the oversized primary retreat that boasts a huge double closet and ample space to add an armchair. There is a 4 pc bath equipped with grab bars and a large seating area and an exceptionally spacious vanity for toiletries and towels. There is additional storage in the washroom for linens too. IN-SUITE LAUNDRY is located adjacent to the washroom and also features extra storage for



brooms and mops. There is also additional storage down the hall for your seasonal items at no additional charge. The fitness room is just steps away. An assigned parking stall is located close to the front door. LAMBERT VILLAGE offers an on-site HAIR SALON, WELLNESS ROOM, MEDIA/GAMES/REC ROOMS, CRAFT AND WORKSHOP AREAS, LIBRARY and a fully equipped kitchen for resident gatherings/party's. A PRIVATE GUEST SUITE is available for overnight guests for a nominal fee with pre registration through the office. For the active retiree, there is on site RV PARKING and additional visitor parking. CALL TODAY to view your new home; surrounded by beautiful parks, walking paths, Kinsmen Park and Lake. YOU WON'T BE DISAPPOINTED! Condo fee includes, parking, snow removal, water, sewer, trash, gas, heat, cable TV, grounds maintenance, interior maintenance of the common areas plus all the amenities. Call your favorite realtor today to view this move in ready home.

Built in 1996

Essential Information

MLS® #	A2248620
Price	\$174,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	307, 3 Parklane Way
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1N6

Amenities

Amenities	Parking, Recreation Facilities, Snow Removal, Visitor Parking, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Storage
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Ceiling Fan(s), Elevator, Laminate Counters
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding

Additional Information

Date Listed	August 14th, 2025
Days on Market	65
Zoning	R3

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.