

# \$168,000 - 106, 3 Parklane Way, Strathmore

MLS® #A2211321

**\$168,000**

1 Bedroom, 1.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Downtown\_Strathmore, Strathmore, Alberta

**55+ ADULT COMMUNITY - MAIN FLOOR- 1 BED/1BATH - IMMEDIATE OCCUPANCY!!**  
Welcome to Strathmore's amazing LAMBERT VILLAGE - a sought after centrally positioned complex that enjoys a 10/10 walkability score plus SCORES OF AMENITIES WITHIN THE BUILDING. This MAIN FLOOR APARTMENT enjoys over 770 sq ft of LIVING SPACE which includes PRIVATE DIRECT ACCESS TO THE OUTDOORS. An OPEN FLOOR PLAN design that maximizes the opportunity for all your furniture. A neutral fresh paint palette and warm toned laminate flooring 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 sectional 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. The 3 pc bath enjoys a WALK IN SHOWER already in place with grab bars and an exceptionally spacious vanity for toiletries and towels. There is additional storage in the washroom for linens too. IN-SUITE LAUNDRY delivers a side x side washer and dryer. One parking stall close to your door is included with this amazing suite. 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.

Built in 1996

### **Essential Information**

MLS® #	A2211321
Price	\$168,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	771
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	106, 3 Parklane Way
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1N6

## Amenities

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

## Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	3

## Exterior

Exterior Features	None
Construction	Vinyl Siding

## Additional Information

Date Listed	April 12th, 2025
Days on Market	23
Zoning	P1

## 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.