

# \$435,000 - 49 Strathmore Lakes Bay, Strathmore

MLS® #A2213923

**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,222 sqft

Residential on 0.10 Acres

Strathmore Lakes Estates, Strathmore, Alberta

Conveniently located on Westmount Drive, this charming bungalow is well situated in a tranquil seniors complex near a beautiful lake with access to a private clubhouse. In Strathmore Lakes Bay you do not have to sacrifice size or space, these half duplexes offer an easier living solution to those who choose to call it home. Tucked near the entrance, this home offers nearly 2000 sq. ft. of usable living space. It features tall vaulted ceilings and there's an abundance of natural light. The home is very original to the 90's-era and needs a modern touch added; it's currently sitting as a blank slate that's been freshly painted in a neutral tone. If you're someone who enjoys taking on a project, then this is the right fit for you. There's a primary bedroom plus a den/office space along with 2 full bathrooms, all on the main floor. Another added convenience is the laundry room located just off the garage entrance, meaning day-to-day living can be done on this single floor. A few accessible features are already included such as a chairlift on the staircase to the basement, and a standing shower in the primary ensuite. The kitchen cabinets are traditional in fashion and made of oak, the bay window at the front is the perfect little breakfast nook. In between, the dining room is tucked with a chandelier fixture hanging low. The living room is broad, complete with a gas fireplace and has direct access onto the deck facing a backyard that is green, open and private. Strathmore Lakes



Bay offers partial fencing, ensuring the community is enclosed for residents. The yards around are free flowing which create a cohesive look in the area. Back inside the home you have a fully finished basement with a massive recreation room, there's an additional bedroom downstairs with its own 4-piece ensuite for when guests visit. The utility room features a deep storage space which can be converted if additional square footage is needed. Parking is easy, with a double attached garage plus 2 parking spaces on the driveway - That makes a total of 4 designated parking spaces! Notable additions include a brand new asphalt shingle roof that was completed in 2025, the high efficiency furnace was updated in 2021 and a central air conditioner was installed in 2022. The home offers comfort, and the amenities associated with the condo allow for low maintenance living with seasonal upkeep included in the fees. Strathmore is a town surrounded by greenery that commercially is growing to suit their population's needs, Trans-Canada Hwy is 1 km away and has everything you need from gas stations to dining options to grocery stores - Don't forget to check out the virtual iGuide before booking your showing. If you're looking to downsize into an age appropriate community, then we have the one for you!

Built in 1993

**Essential Information**

MLS® #	A2213923
Price	\$435,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,222
Acres	0.10
Year Built	1993

Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	49 Strathmore Lakes Bay
Subdivision	Strathmore Lakes Estates
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1L8

### Amenities

Amenities	Clubhouse, Party Room
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Additional Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private, Street Lighting, Close to Clubhouse, Lake, Open Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 24th, 2025  
Days on Market                8  
Zoning                              R2

**Listing Details**

Listing Office                    Real Broker

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