



GRASSROOTS
REALTY GROUP

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**520 Lakeside Boulevard
Strathmore, Alberta**

MLS # A2229744



\$420,000

Division:	Strathmore Lakes Estates		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,165 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Vinyl Windows		
Inclusions:	Light fixtures		

Welcome to 520 Lakeside Boulevard — a semi-detached end-unit bungalow that radiates pride of ownership from the moment you step inside. Built in 1997 and lovingly maintained by its original owner, this home is spotless, functional, and ready for its next chapter. Step into a spacious front entry with a full closet, then flow into an open-concept living and formal dining area, perfect for hosting or relaxing. The bright rear kitchen offers plenty of cabinet space and casual dining overlooking the sunny backyard. On the main floor, you'll find two generously sized bedrooms and one and half baths with main floor laundry. The large primary suite features a walk-through closet and ensuite with a jetted tub. The partially developed basement adds flexibility with a huge rec room, third bedroom, full bathroom, and a storage room so large it could easily become a fourth bedroom. Other highlights include: Oversized detached garage New back deck Generous side yard (thanks to the end-unit lot) Across from a park and close to schools (Pre-K to Grade 12) Walking distance to downtown Strathmore Roof replaced on both the house and garage Hot water tank replaced (2013) Finishes are largely original, but meticulously maintained — a true time capsule of care! Whether you're downsizing, investing, or looking for single-level living with room to grow, this one checks all the boxes.