



**GRASSROOTS**  
REALTY GROUP

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**22, 606 Lakeside Boulevard  
Strathmore, Alberta**

**MLS # A2253317**



**\$259,900**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 701
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan		

<b>Inclusions:</b>	N/A
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Discover this bright and modern 2 BEDROOM condo in an amazing location, directly across the street from Kinsmen Park! Situated on the 2nd floor of a newer, well-maintained building with elevator access, this unit offers a functional and spacious floor plan with large windows that fill the home with natural light. You'll appreciate the stylish finishes, including QUARTZ countertops, vinyl plank flooring, and a complete appliance package with refrigerator, stove, dishwasher, washer, and dryer. Enjoy the convenience of in-suite laundry with extra storage, along with assigned parking at the rear of the building. Perfect for first-time buyers, downsizers, or investors looking for an affordable, low-maintenance lifestyle in a prime park-front setting!