



**102, 1005B Westmount Drive  
Strathmore, Alberta**

**MLS # A2253728**



**\$345,000**

<b>Division:</b>	Strathmore Lakes Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	TV mounts		

Spacious and bright, this over 900 sq ft corner condo offers comfort and convenience in a fantastic layout. The open floor plan features a welcoming living room anchored by a corner gas fireplace, perfect for cozy evenings. The kitchen is well-appointed with new stainless steel appliances, granite countertops, and a breakfast bar that's ideal for casual dining or entertaining. With 2 bedrooms and IN-SUITE laundry, the unit balances practicality with style. Step outside to a large private patio, a rare find for condo living. This home also comes with the bonus of THREE titled parking stalls—TWO underground and one surface level—plus the comfort of air conditioning for warm summer days. A great opportunity for first-time buyers, downsizers, or investors!