



GRASSROOTS
REALTY GROUP

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102, 3 Parklane Way
Strathmore, Alberta

MLS # A2261617



\$172,000

Division:	Downtown_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	738 sq.ft.	Age:	1996 (29 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating: Baseboard

Floors: Vinyl

Roof: -

Basement: -

Exterior: Vinyl Siding

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 649

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

Welcome to Lambert Village! A serene and thoughtfully designed 55+ Adult Community offering comfort, convenience and connection. This updated, Corner Unit on the Main Floor is ideally situated in a peaceful location, with Patio and Parking Stall mere steps away. Direct unit access offers seamless delivery for daily essentials - including groceries - and welcoming loved ones to visit. Inside, this home showcases a sophisticated transformation with a calming neutral colour palette, luxury vinyl plank flooring, updated baseboards, contemporary lighting, stylish countertops, modern fixtures, a chic tile backsplash, and window coverings. A spacious Living Room, Dining Room & Kitchen compliments the open floor plan with high ceilings throughout. The 3-Piece Bath is expansive and features a modern, accessible Walk-In Shower designed with style for comfort & ease of use. The Primary Bedroom will accommodate large, King sized furniture and the In-Suite Laundry/Storage Room is located right next to the Front Entry. Additional separate storage is available for those larger, seasonal items if need be. Residents of Lambert Village enjoy an impressive array of amenities! AMENITIES INCLUDE: Activity/Dining Hall, Library and Lounge, fully equipped Commercial Kitchen, Games/Meeting Room, Woodworking Studio, Fitness Room, Hair Studio and Billiards Room. For a small fee, a Guest Suite is available for overnight stays. On-site RV Parking available too. CONDO FEES INCLUDE: Heat, Gas, Water/Sewer, Cable TV, Parking and Visitor Parking, Snow Removal, Garbage, Exterior Maintenance and Interior Maintenance of Commons Areas. Move-in and experience refined, maintenance-free living in an unbeatable Downtown location. Connect with Neighbours and Friends close by! View today.

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