



**GRASSROOTS**  
REALTY GROUP

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**13 Park Ln Place**  
**Strathmore, Alberta**

**MLS # A2291676**



**\$349,900**

<b>Division:</b>	Parkwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Paved, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot, Lawn, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 335
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Laminate Counters, Separate Entrance, Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

Don't wait to snag this 2 bed, 1.5 bath beautifully maintained, stair-free unit in a well-run 55+ villa bungalow complex. Enjoy a slower paced lifestyle while backing onto a green belt out in beautiful Strathmore! You'll enjoy winters with your attached garage. Imagine sipping coffees on your back deck viewing the green space and early morning sunrises glistening in the distance. Located close to Kinsmen Park and Strathmore Golf Club, your new lifestyle awaits.