



**106, 3 Parklane Way  
Strathmore, Alberta**

**MLS # A2293752**



**\$175,000**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	772 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 713
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

#106&ndash;3 Parklane Way, Strathmore &ndash; Comfortable 55+ Living with Exceptional Amenities Welcome to easy, maintenance-free living in this bright main floor condo offering over 770 sq. ft. in a well-maintained 55+ building in Strathmore. This inviting home features an open floor plan designed for comfort and convenience, with durable laminate flooring and a functional kitchen complete with an eat-up counter&mdash;perfect for casual meals or entertaining. The spacious layout provides a comfortable living area filled with natural light and easy main-floor access, ideal for those seeking a relaxed, accessible lifestyle. Residents of this friendly community enjoy an impressive list of on-site amenities, including: Wellness room, Library, Hair salon, Guest suite for visiting friends and family, Craft room and workshop area, Fully equipped kitchen for resident gatherings and social events, Outdoor RV parking area. The condo fees offer outstanding value, covering: Parking, Snow removal, Water and sewer, Trash removal, Heat, Cable TV, Grounds maintenance, Access to all building amenities. If you're looking for a welcoming 55+ community with excellent amenities and low-maintenance living, this main-floor unit at #106&ndash;3 Parklane Way is a fantastic opportunity. Enjoy the comfort, community, and convenience of Strathmore living where you are surrounded by beautiful pars, walking paths, Kinsman Park and Lake. Book your showing today!