



**206, 1005B Westmount Drive
Strathmore, Alberta**

MLS # A2293890



\$208,900

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|------------------|---|---------------|-------------------|
| Division: | Strathmore Lakes Estates | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 764 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Guest, Outside, Parking Lot, Paved, Stall, Titled | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 531 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R3 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wired for Data | | |

Inclusions: None

Vacant and ready for a flexible possession, this beautifully maintained second-floor condo in The Savana at Strathmore Lake Estates, offers the perfect blend of comfort, convenience, and lakeside living. This well-designed 764 sq ft, 1-bedroom, 1-bathroom unit features a bright open-concept layout with generous natural light throughout. The kitchen is finished with granite countertops, rich shaker-style cabinetry, stainless steel appliances, and a breakfast bar, making it both functional and stylish. The cozy living area is anchored by a corner gas fireplace with tile surround, creating a warm and inviting space to relax. The spacious primary suite includes a walk-in closet and ensuite. Enjoy the convenience of in-suite stacked laundry. Step outside to your private balcony with a gas BBQ hookup, perfect for evening grilling. The unit also includes a titled surface parking stall. Located steps from Strathmore Lake, walking paths, parks, shopping, and everyday amenities, this home offers an easy, low-maintenance lifestyle in one of Strathmore's most desirable condo communities.