

\$268,400 - 33, 606 Lakeside Boulevard, Strathmore

MLS® #A2115737

\$268,400

2 Bedroom, 1.00 Bathroom, 940 sqft

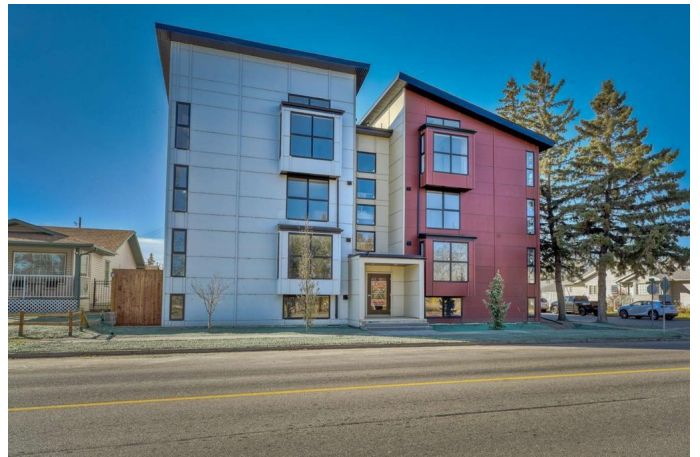
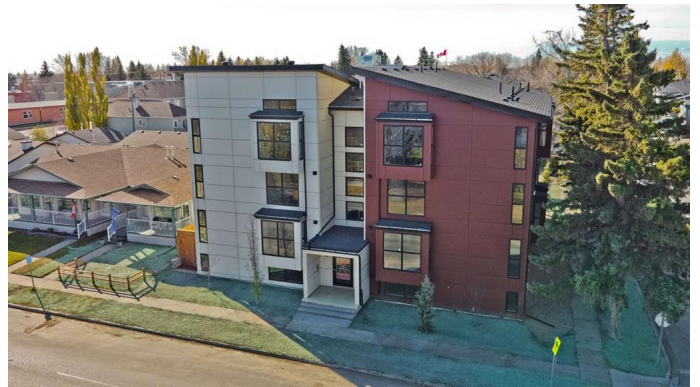
Residential on 0.00 Acres

Downtown_Strathmore, Strathmore, Alberta

Only 5 units remaining, Units 22 and 33 vacant easy to show, units 12, 13, 23 rented need minimum 24 hours notice. Price is for 1 - 3rd floor unit 33. Excellent Location across from kinsmen Park recreation area. New Offering, 12 Suite apartment building with elevator access to top 3 floors, 3 -2 bedroom suites per floor ranging in size from 876 sq. ft. to 968 sq. ft. Pricing 1st Floor per unit \$246,400 2nd \$257,400 3rd \$268,400 and top floor with vaulted ceiling and best view \$279,400 All apartments offer spacious floor plans, generous opening windows providing abundant natural light, Quartz countertops, vinyl plank flooring, refrigerator, stove, dishwasher, washer, dryer Laundry / storage, room, common balconies and assigned parking in the rear of the building, 4th floor units featuring excellent views and vaulted ceilings.

Pictures are of Show Suites. NOTE! Price includes G.S.T. If Purchaser resides in unit G.S.T. Rebate @ 1.8% to be assigned to Seller, If purchaser or Family member do not reside in unit G.S.T. Rebate is due and payable in addition to Purchase Price. Bldg. Currently self managed, Condo Board not yet formed, no Condo fees being collected at this time. Listing Realtor related to 1 of the directors of selling Corporation. Vendor financing would be considered on multi unit purchase.

Built in 2021



Essential Information

MLS® #	A2115737
Price	\$268,400
Sold Price	\$268,400
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	940
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	33, 606 Lakeside Boulevard
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1B8

Amenities

Amenities	Elevator(s), Laundry
Parking Spaces	1
Parking	Assigned, Off Street, Parking Pad

Interior

Interior Features	Elevator, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Hot Water, Natural Gas, Radiant
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Other
Lot Description	Back Lane, Level

Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 27th, 2024
Days on Market	9
Zoning	R-3 Residential High Dens
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.