

\$246,400 - 12, 606 Lakeside Boulevard, Strathmore

MLS® #A2118959

\$246,400

2 Bedroom, 1.00 Bathroom, 876 sqft

Residential on 0.00 Acres

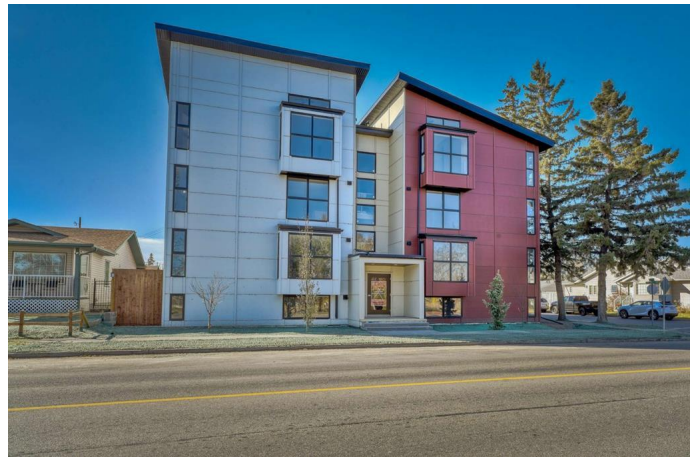
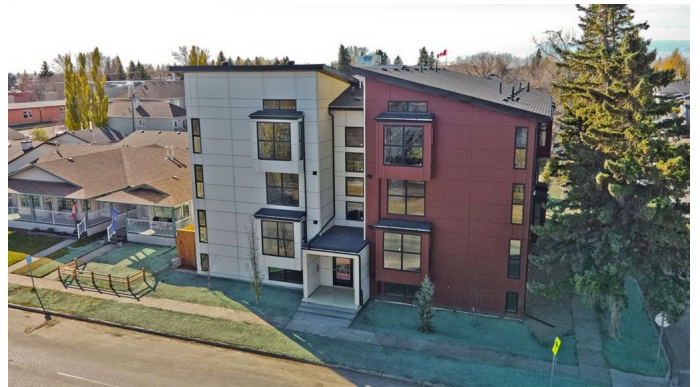
Downtown_Strathmore, Strathmore, Alberta

Only 2 units remaining out of 12, available for sale lower level 12 & 13 rented month to month 90 days notice from 1st of month required Minimum 24 hours notice to show. NOTE! Last Units 12 & 13 do not have on site designated parking, street parking only. 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 10 assigned parking in the rear of the building, and street parking

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.

Built in 2021



Essential Information

MLS® #	A2118959
Price	\$246,400
Sold Price	\$243,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	876
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	12, 606 Lakeside Boulevard
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1B8

Amenities

Amenities	Elevator(s), Laundry
Parking	None, On Street

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 31st, 2024
Date Sold	June 13th, 2024
Days on Market	74
Zoning	R-3 Residential High Dens
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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