

\$529,500 - 196 Parklane Drive, Strathmore

MLS® #A2223363

\$529,500

4 Bedroom, 3.00 Bathroom, 1,408 sqft

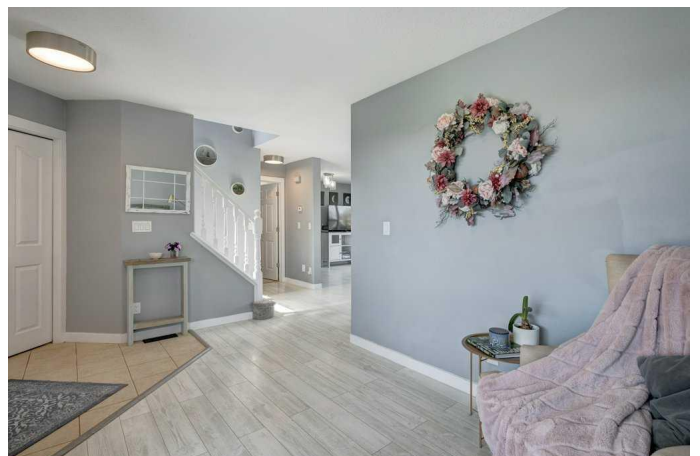
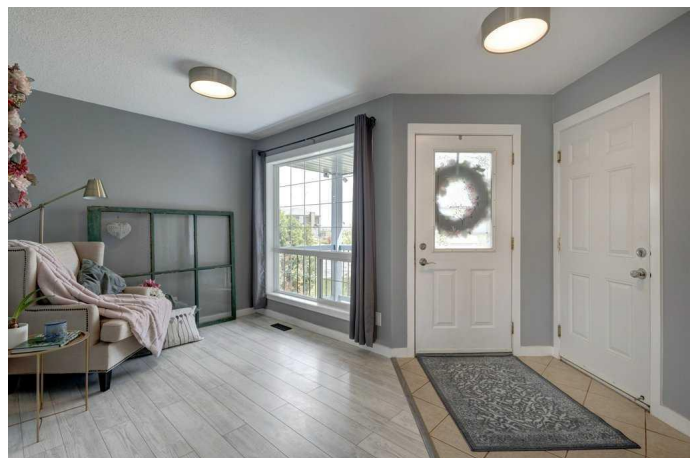
Residential on 0.14 Acres

Parkwood, Strathmore, Alberta

This well kept 2 Storey home with 2100 sq. ft. of developed space is sure to impress with its sunny south-facing front yard, a spacious layout and a great location within walking distance to shopping, parks, paths and schools.

A front porch greets guests and entices peaceful morning coffees. Inside is a calming sanctuary for any busy family with new laminate floors, new dishwasher, new carpet upstairs and an abundance of natural light coming through large south facing windows. The dining room easily hosts large or more intimate dining parties and family meals. Towards the back of the home is an open and airy space with unobstructed sightlines that enable easy interactions. Relax in front of the living room fireplace flanked by windows that showcase backyard views. Adjacently, the newer kitchen inspires culinary creativity featuring stainless steel appliances, loads of crisp white cabinets, granite counter tops, a corner pantry for extra storage and room for a table or future island. Patio doors lead to the wrap around deck into the back yard promoting a seamless indoor/outdoor lifestyle. This level is completed by a powder room and laundry room.

The primary suite is equipped with a large walk in closet and its own private 4-piece bathroom, no need to share! 2 additional bedrooms and another full bathroom are also on this level. Spend quality time in the finished basement and connect over a good movie or game night



in the rec room. A huge 4th Bedroom provides a ton of versatile space for a playroom, gym, hobby space or home office.

The heated double attached garage is equipped with shelving for even more storage and is a bonus for Alberta winters. The Lush landscaping adorns the Corner lot with mature trees, perennials and fire pit area/ground patio space. Take advantage of the paved walking path right next to the property. Enjoy barbeques and time spent relaxing while the kids and pets play in the grassy, fully fenced yard. Call your Favorite Realtor today for a personal viewing of this property !

Built in 2002

Essential Information

MLS® #	A2223363
Price	\$529,500
Sold Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	196 Parklane Drive
Subdivision	Parkwood
City	Strathmore
County	Wheatland County

Province	Alberta
Postal Code	t1p1v8

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Front Drive, Insulated

Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Corner Lot, Front Yard, Landscaped, Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 26th, 2025
Date Sold	June 27th, 2025
Days on Market	32
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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