

# \$410,000 - 17 Westlake Circle, Strathmore

MLS® #A2212245

## \$410,000

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.09 Acres

Strathmore Lakes Estates, Strathmore, Alberta

This 2-story semi-detached home offers comfortable family living with the significant advantage of no condo fees and no age restrictions. Situated on a quiet street, the property features an inviting front porch, providing a serene outdoor space directly across from a play park.

Upon entry, a inviting foyer and generous closet sets a welcoming tone. The main floor continues into a large living room and dining room area, flowing into a functional kitchen designed to accommodate a breakfast table area. A 2-piece powder room and an additional closet are conveniently located near the back door.

The exterior includes a private deck extending to a good-sized backyard with double parking accessed via a wide back alley. There is ample space for envisioning future garage construction or for RV parking.

The upper level comprises three comfortable bedrooms, including a generously sized primary bedroom, and a full 4-piece bathroom. The finished lower level features a large recreational room, suitable for entertainment or relaxation. An adaptable flex space within the rec room can serve as an office or play area. A separate, substantial utility/storage area provides laundry facilities, space for an extra refrigerator, and ample storage. Notable recent updates include shingles (approx. 3 years ago), hot water tank (1 year old), and this home has central air conditioning.

This property represents an excellent



opportunity for first-time homebuyers, downsizers, or investors. Its prime location offers walking access to Westmount Elementary School, Trinity Christian Academy, Strathmore Lakes, and local pathways and parks.

Built in 2001

### **Essential Information**

MLS® #	A2212245
Price	\$410,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,198
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

### **Community Information**

Address	17 Westlake Circle
Subdivision	Strathmore Lakes Estates
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1P9

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Off Street

### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer,

	Window Coverings, Electric Range, Microwave Hood Fan
Heating	Natural Gas, Central
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Partially Finished

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 16th, 2025
Days on Market	75
Zoning	R2

## Listing Details

Listing Office	Real Estate Professionals Inc.
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