

\$410,000 - 17 Westlake Circle, Strathmore

MLS® #A2212245

\$410,000

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.09 Acres

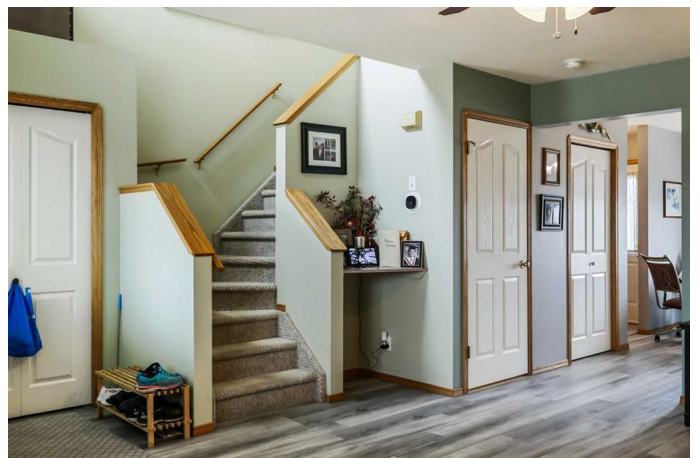
Strathmore Lakes Estates, Strathmore, Alberta

Welcome to a charming 2-storey semi-detached home designed for comfortable family living, offering the rare benefit of no condo fees and no age restrictions. Set on a quiet, friendly street, you'll immediately be drawn to the inviting front porch – a serene spot to enjoy your morning coffee or watch your children play freely in the park just across the street.

Step inside the foyer, where a generous entry closet provides practical storage and the impressive 17-foot ceiling height creates an immediate sense of grandeur. The flow continues into a spacious living room, continuing on to a bright and highly functional kitchen, offering ample room for a family dining table. Convenience is key on the main floor, with a handy 2-piece powder room and an additional closet positioned off the back door.

Beyond the main living space, a private deck extends on to a good sized backyard, complete with extra space for double parking, easily accessed from the wide back alley, and plenty of room to envision a future garage.

Upstairs, the home thoughtfully features three comfortable bedrooms, including a generously sized primary bedroom, alongside a full 4-piece bathroom. The lower level is a true bonus, boasting a large recreational room perfect for entertaining guests or enjoying a cozy movie night. An additional flex space in



the rec room offers versatility for an office or a dedicated play area, while a separate substantial utility/storage area houses the laundry facilities, an extra refrigerator, and room for all your storage needs.

This property presents an exceptional opportunity for first-time homebuyers, those seeking to downsize, or savvy investors. Its prime location ensures a short walking distance to Westmount Elementary School, Trinity Christian Academy, Strathmore Lakes, and a network of scenic 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, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Central, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Partially Finished |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 16th, 2025 |
| Days on Market | 55 |
| Zoning | R2 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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