

# \$419,900 - 524 Lakeside Boulevard, Strathmore

MLS® #A2191082

**\$419,900**

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.07 Acres

Downtown\_Strathmore, Strathmore, Alberta

This fully finished home is in an ideal location directly across from Kinsmen Park where you can enjoy serene views of the pond and the mature trees surrounding it from your cozy covered front porch. Simply cross the street and you can stroll for hours along the picturesque pathways, picnic in the park or take your kids or grandkids to visit the popular Lion's Splash Park. When you enter the home you'll be pleasantly surprised at how much space there is! You'll step into large living area which can be divided to include a formal dining area if that suites your needs. Vaulted ceilings, a skylight and good sized windows make the space feel even larger. The kitchen and dining room are separated only by a raised breakfast bar that you can use for extra seating. Beyond that is a great sized primary bedroom complete with walk through closet and 4 pc ensuite. A second bedroom on this level is perfect as a child's room or maybe a home office. The main bath is a shared 2 pc and laundry room saving you from to haul laundry up and down the stairs. There is so much more living space to enjoy in the fully finished basement. Here you'll find a great sized living area / rec room as well as 2 more bedrooms and full bath. This is the perfect space for your teenagers to make their own or maybe as a private space for a room mate to help offset your mortgage. There is ample storage as well including a utility room plus a good sized storage room with shelving. The back yard has a nice deck and is easily



accessed from the dining room making outdoor grilling easy to do year round. There is also some grassy space and a detached single car garage with back alley access. There are no condo fees. Newer appliances, furnace 2015, shingles 2017 some newer flooring, hot water tank 2019 .This terrific home has great walkability to all amenities including downtown Strathmore, restaurants, shops, schools and more. Plus you'll love the easy access to the highway making for an easy commute to the city. Strathmore is a wonderful place to call home where you'll enjoy a friendly small town feel and slower pace of life without having to sacrifice any of the modern conveniences offered in the city. Book your showing today and get ready to make this one your own.

Built in 1997

### Essential Information

MLS® #	A2191082
Price	\$419,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	524 Lakeside Boulevard
Subdivision	Downtown_Strathmore
City	Strathmore

County	Wheatland County
Province	Alberta
Postal Code	T1P 1B7

### **Amenities**

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 11th, 2025
Days on Market	54
Zoning	R3

### **Listing Details**

Listing Office	RE/MAX Key
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