

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

MLS® #A2212245

**\$410,000**

3 Bedroom, 2.00 Bathroom, 1,198 sqft

Residential on 0.09 Acres

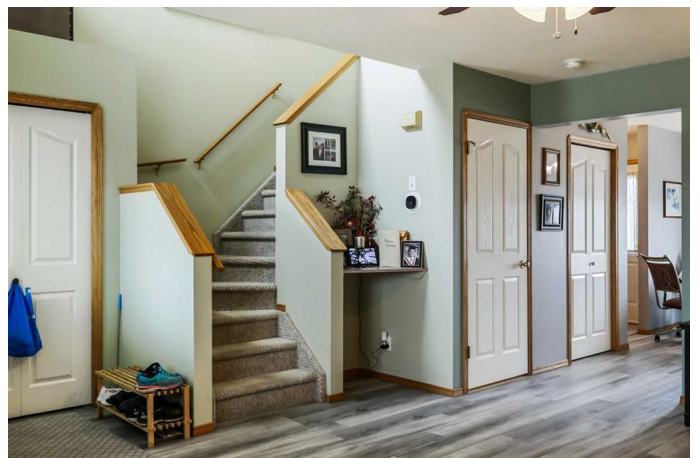
Strathmore Lakes Estates, Strathmore, Alberta

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	60
Zoning	R2

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.