

**62 Parklane Drive  
 Strathmore, Alberta**

**MLS # A2236941**



**\$575,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aspen Creek                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,402 sq.ft.                                                            | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated                        |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T |               |                   |

|                    |                                                 |                   |    |
|--------------------|-------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), See Remarks, Vaulted Ceiling(s) |                   |    |

**Inclusions:** N/A

Spacious 3 - Bedroom bungalow with over 2500 sq ft of development. Features vaulted ceilings, granite countertops, 2 and a half bathrooms, main floor laundry, and an enclosed sunroom. Enjoy a private backyard with a 16x24 shed and covered patio, backing onto green space and canal. Heated double attached garage. Close to downtown with immediate possession available. Some furnishing negotiable. New RPR