

# \$329,900 - 210, 1005a Westmount Drive, Strathmore

MLS® #A2244122

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

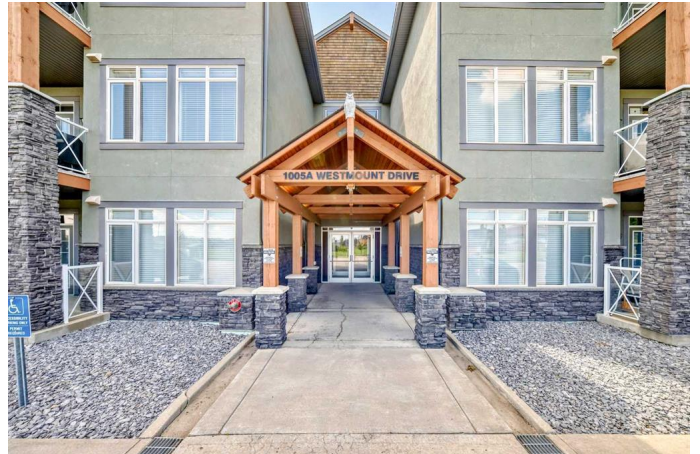
Residential on 0.00 Acres

Strathmore Lakes Estates, Strathmore, Alberta

This fantastic unit in the Savana Condos of Strathmore offers a prime location within walking distance to the lake, pond, and all nearby amenities. With over 1,000 square feet of living space, this spacious two-bedroom, two-bathroom condo is an excellent opportunity for both homeowners and investors. The unit includes three titled parking stalls—one tandem heated underground stall (with extra storage in front) and one titled exterior surface stall. Underground stall is 111 and surface stall is 205

Inside, the layout is open and inviting with open concept from the living room to the dining area and kitchen. The kitchen is thoughtfully designed with abundant cabinet space, upgraded stainless steel appliances including a fridge with water and ice, a large L-shaped island with an eating bar, a pantry, and granite countertops. Ceramic tile flooring is featured in the kitchen and bathrooms, while the rest of the unit is finished in carpet. The living room offers a cozy gas corner fireplace and access to a spacious balcony with a lovely view.

The master bedroom is impressively large and filled with natural light from multiple windows. It includes a walk-through closet that leads to a luxurious five-piece ensuite with double sinks, a separate shower, and a soaker tub. The second bedroom is also generous in size with plenty of closet space, and there's an



additional four-piece bathroom for guests. For added comfort, the unit features in-floor heating, air-conditioning unit on the deck and wall unit in living room, and a washer and dryer are conveniently located in-suite.

This well-managed complex is known for its popularity and desirability. Currently, the property is tenanted with a lease in place until June 2026 at \$2,000 per month. The tenant is open to extending their stay, making this a strong investment opportunity for those looking to secure a reliable rental income. Please note that while dogs are not permitted in the complex, cats are allowed with board approval.

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244122          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,077             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 210, 1005a Westmount Drive |
| Subdivision | Strathmore Lakes Estates   |
| City        | Strathmore                 |
| County      | Wheatland County           |
| Province    | Alberta                    |
| Postal Code | T1P 0C3                    |

**Amenities**

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking  |
| Parking Spaces | 3                                                                   |
| Parking        | Heated Garage, Outside, Parkade, Stall, Tandem, Titled, Underground |
| # of Garages   | 3                                                                   |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                  |
| Heating           | In Floor, Natural Gas                                                                                                 |
| Cooling           | Wall Unit(s)                                                                                                          |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas, Living Room, Mantle, Stone                                                                                       |
| # of Stories      | 3                                                                                                                     |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 16               |
| Zoning         | R3               |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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