

# \$529,500 - 196 Parklane Drive, Strathmore

MLS® #A2223363

**\$529,500**

4 Bedroom, 3.00 Bathroom, 1,408 sqft

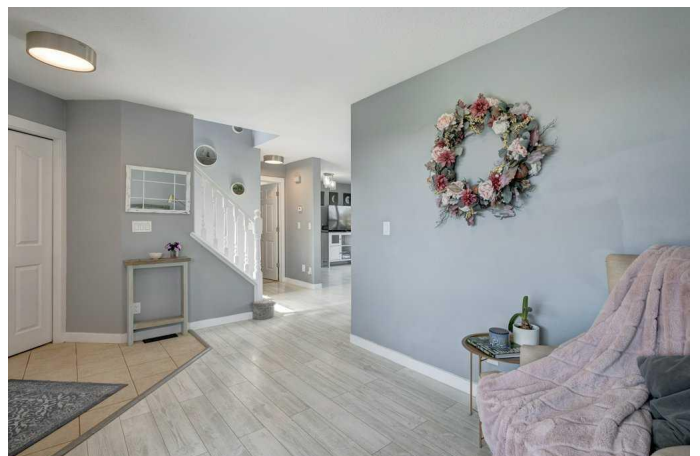
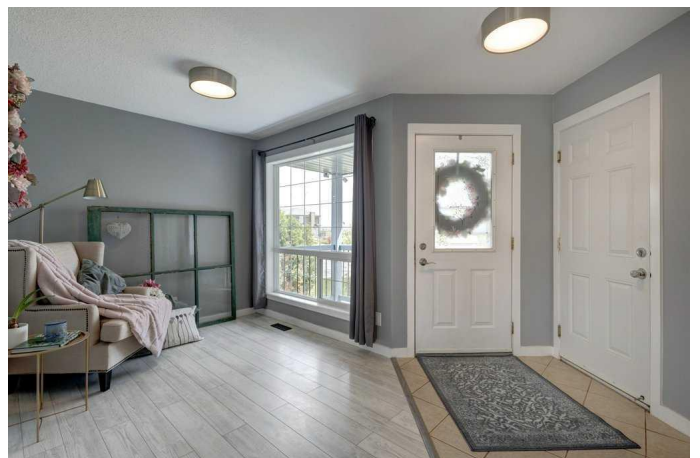
Residential on 0.14 Acres

Parkwood, Strathmore, Alberta

This well kept 2 Storey home with 2100 sq. ft. of developed space is sure to impress with its sunny south-facing front yard, a spacious layout and a great location within walking distance to shopping, parks, paths and schools.

A front porch greets guests and entices peaceful morning coffees. Inside is a calming sanctuary for any busy family with new laminate floors, new dishwasher, new carpet upstairs and an abundance of natural light coming through large south facing windows. The dining room easily hosts large or more intimate dining parties and family meals. Towards the back of the home is an open and airy space with unobstructed sightlines that enable easy interactions. Relax in front of the living room fireplace flanked by windows that showcase backyard views. Adjacently, the newer kitchen inspires culinary creativity featuring stainless steel appliances, loads of crisp white cabinets, granite counter tops, a corner pantry for extra storage and room for a table or future island. Patio doors lead to the wrap around deck into the back yard promoting a seamless indoor/outdoor lifestyle. This level is completed by a powder room and laundry room.

The primary suite is equipped with a large walk in closet and its own private 4-piece bathroom, no need to share! 2 additional bedrooms and another full bathroom are also on this level. Spend quality time in the finished basement and connect over a good movie or game night



in the rec room. A huge 4th Bedroom provides a ton of versatile space for a playroom, gym, hobby space or home office.

The heated double attached garage is equipped with shelving for even more storage and is a bonus for Alberta winters. The Lush landscaping adorns the Corner lot with mature trees, perennials and fire pit area/ground patio space. Take advantage of the paved walking path right next to the property. Enjoy barbeques and time spent relaxing while the kids and pets play in the grassy, fully fenced yard. Call your Favorite Realtor today for a personal viewing of this property !

Built in 2002

### **Essential Information**

MLS® #	A2223363
Price	\$529,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	196 Parklane Drive
Subdivision	Parkwood
City	Strathmore
County	Wheatland County
Province	Alberta

Postal Code t1p1v8

### Amenities

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage, Off Street, Parking Pad, Front Drive, Insulated

# of Garages 2

### Interior

Interior Features No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard, Fire Pit

Lot Description Corner Lot, Few Trees, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 26th, 2025

Days on Market 22

Zoning R1

### Listing Details

Listing Office CIR Realty

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