

# \$547,500 - 181 Parklane Drive, Strathmore

MLS® #A2209945

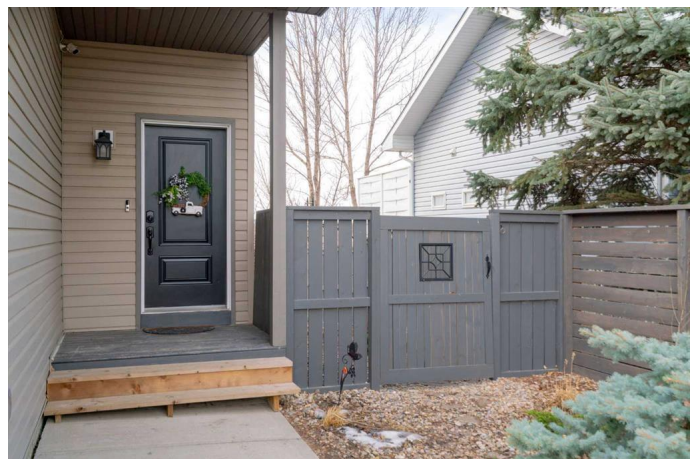
**\$547,500**

4 Bedroom, 4.00 Bathroom, 1,538 sqft

Residential on 0.13 Acres

Aspen Creek, Strathmore, Alberta

Welcome to 181 Parklane Drive! Fabulously located close to Schools, Shopping, Gyms, Rec Center, playgrounds and with great access to the number 1 highway this truly exceptional family home is waiting for you to call it Home! With the spacious foyer welcoming you into the home you will right away see this home has been meticulously cared for and move in ready. The open concept main floor is host to a large living room with a cozy fireplace for those cold nights... but don't worry there is central air conditioning for those hot days, a great kitchen with countless cabinets and counter space, newer LG Smart fridge and dishwasher, Island with a breakfast bar, walkthrough pantry to the back entrance and laundry room (washer and dryer purchased in 2024) and a 2pc bathroom. Finishing off the main floor is a Dining area big enough for a large family table that leads out to the wonderful new deck for you to entertain your guests on or just relax. Upstairs you have a 4pc bathroom and 3 bedrooms including the Primary bedroom which has plenty of room for a king bed, a walk-in closet and ensuite bathroom. Escape to the fully finished lower level with huge windows to let in loads of natural light. Here you will find a good sized bedroom, 4pc bathroom and a wonderful family/rec room. You will enjoy this heated garage that features epoxy flooring and Gladiator cabinets. This beautiful backyard will be ready for you to enjoy with new sod and wired for a hot tub!



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209945    |
| Price          | \$547,500   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,538       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 181 Parklane Drive |
| Subdivision | Aspen Creek        |
| City        | Strathmore         |
| County      | Wheatland County   |
| Province    | Alberta            |
| Postal Code | T1P 1V8            |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                               |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas            |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, Landscaped           |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | R1               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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