

\$535,000 - 196 Parklane Drive, Strathmore

MLS® #A2223363

\$535,000

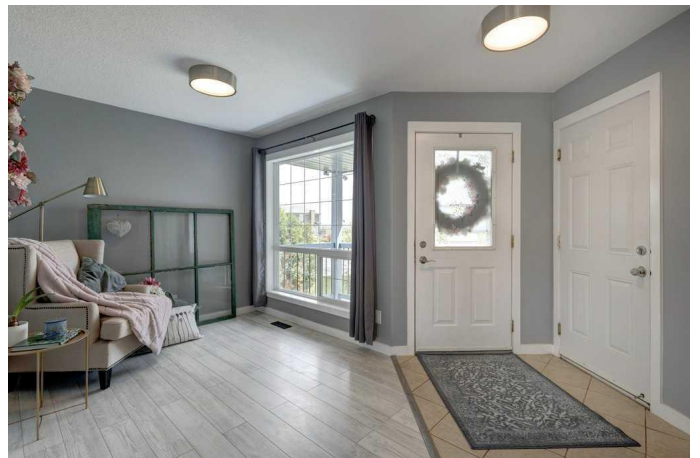
4 Bedroom, 3.00 Bathroom, 1,408 sqft

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	\$535,000
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, Insulated, Off Street, Parking Pad, Front Drive

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 Fire Pit, Private Entrance, Private Yard

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 12

Zoning R1

Listing Details

Listing Office CIR Realty

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