



THE
A-TEAM

**RE/MAX
FIRST**

510 WILDFLOWER Road, Strathmore T1P 1J6

MLS® #: **A2116595**

Area: **Wildflower**

Listing Date: **04/12/24**

List Price: **\$2,200,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Strathmore

Year Built:

2014

Lot Information

Lot Sz Ar:

435,600 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,624

Low Sqft:

Ttl Sqft:

1,624

DOM

37

Layout

Beds:

3 (1 2)

Baths:

2.0 (2 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

13

Garage Sz:

9

Access:

Lot Feat:

Park Feat:

Rectangular Lot

Gated,Gravel Driveway,Triple Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Gas Cooktop,Oven-Built-In,Refrigerator,Washer/Dryer

Int Feat:

Open Floorplan

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`0" x 10`10"
Dinette	Main	11`0" x 11`1"
Laundry	Main	7`6" x 7`8"
Pantry	Main	14`0" x 0`0"
Bedroom	Basement	10`4" x 15`6"
Den	Basement	10`11" x 16`8"
Storage	Basement	11`1" x 5`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	8`10" x 8`3"
Kitchen	Main	20`6" x 20`1"
Living Room	Main	16`10" x 20`11"
Bedroom - Primary	Main	15`6" x 17`7"
Bedroom	Basement	10`5" x 16`7"
Game Room	Basement	17`6" x 31`3"
Furnace/Utility Room	Basement	10`6" x 10`5"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

GA

Legal Desc:

Remarks

Pub Rmks:

Inside the City Limits Of Strathmore 10 acre you can have a small sub Division Approximate 50 Lots

Inclusions:

N/a

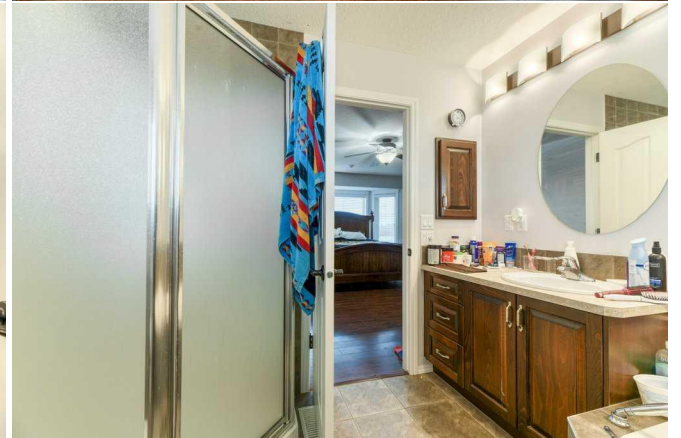
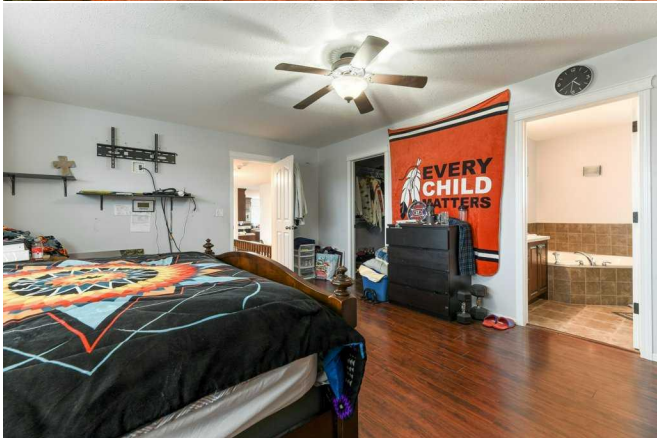
Property Listed By:

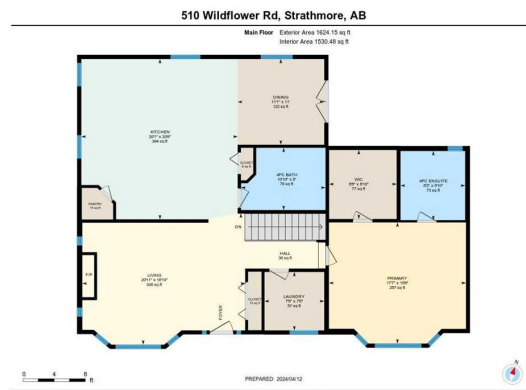
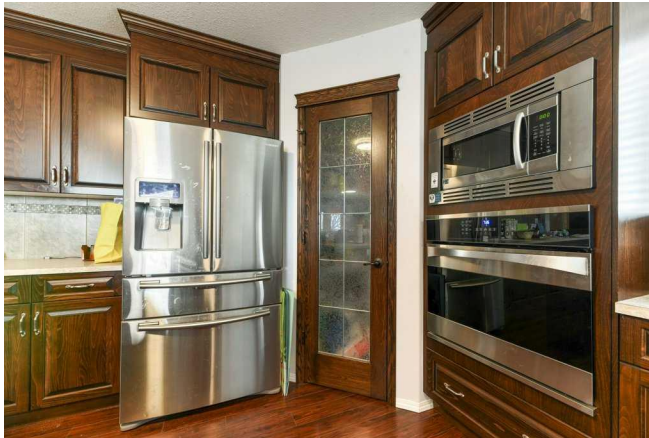
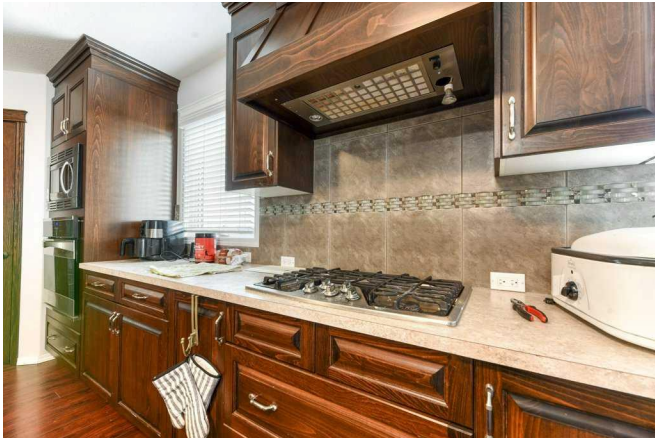
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









White regions are excluded from total floor area in GDS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



White regions are excluded from total floor area in GDS/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.