



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 Detached**  
 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

**223**  
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: **Rectangular Lot**  
 Park Feat: **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

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

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

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**