



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

262
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Bungalow**

Parking

Ttl Park: **13**
Garage Sz: **9**

Access:

Rectangular Lot
Gated, Gravel Driveway, Triple Garage Detached

Lot Feat:

Park Feat:

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
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"

Room	Level	Dimensions
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