



THE
A-TEAM

**RE/MAX
FIRST**

28A GREEN MEADOWS Crescent, Strathmore T2P 1H4

MLS® #: **A2117306**

Area: **Green Meadow**

Listing Date: **03/23/24**

List Price: **\$475,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential
Semi Detached (Half
Duplex)**

Sub Type:

Finished Floor Area

City/Town:

Strathmore

Year Built:

2024

Lot Information

Lot Sz Ar:

4,835 sqft

Lot Shape:

Abv Sqft:

1,530

Low Sqft:

Ttl Sqft:

1,530

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Front Yard,Level
Parking Pad**

DOM

57

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|
| Dining Room | Main | 9`11" x 10`6" |
| Living Room | Main | 11`0" x 11`9" |
| Bedroom | Upper | 9`2" x 11`6" |
| Laundry | Upper | 6`1" x 5`2" |
| Bedroom - Primary | Upper | 10`7" x 14`2" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|
| Kitchen | Main | 12`9" x 15`4" |
| 2pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom | Upper | 8`5" x 11`6" |
| 4pc Bathroom | Upper | 0`0" x 0`0" |
| 4pc Ensuite bath | Upper | 0`0" x 0`0" |

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R3

| | | |
|---------------------|---|---------|
| Legal Desc: | 2110103 | Remarks |
| Pub Rmks: | Welcome to this BRAND NEW semi-detached home available in the city of Strathmore. Built with an upgraded 9FT CEILINGS on all three floors! Choose your own FLOORING, TILES, FINISHINGS, PLUMBING FIXTURES, LIGHTING. Amazing opportunity for a first time home buyer. As you walk into this magnificent home you will be awed by the spacious main floor with a seemingly flowing person. You will be greeted by a grand kitchen and kitchen island, area with an electric fireplace, and a tucked away mudroom with 2 -piece washroom. Going towards the upper area will lead you to a LARGE master bedroom with a master ensuite, spacious laundry room and an additional 2 bedrooms with walk in closets. This home offers everything you desire and is available with your personal touches!!! | |
| Inclusions: | N/A | |
| Property Listed By: | RE/MAX Real Estate (Mountain View) | |

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

