



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28B GREEN MEADOWS Crescent, Strathmore T2P 1H4**

MLS®#: **A2117308**

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  
2024**

Year Built:

Abv Sqft:

**1,530**

Lot Information

Low Sqft:

Ttl Sqft:

**1,530**

Lot Sz Ar:

**4,835 sqft**

Lot Shape:

Access:

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

Lot Feat:

Park Feat:

DOM

**58**

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

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

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R3**

Legal Desc:	2110103	Remarks
Pub Rmks:	<b>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!!!</b>	
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**

