



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**310 RANCH GARDEN , Strathmore T1P 0C1**

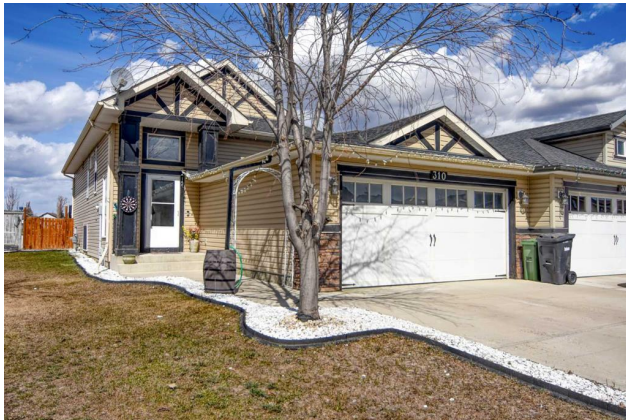
MLS®#: **A2122715**

Area: **The  
Ranch Strathmore**  
County: **Wheatland County**

Listing Date: **04/14/24**  
Change: **-\$19k, 08-May**

List Price: **\$479,999**  
Association: **Fort McMurray**

Status: **Pending**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Strathmore**  
Year Built: **2008**  
Lot Information  
Lot Sz Ar: **4,241 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,060**  
Low Sqft:  
Ttl Sqft: **1,060**

DOM

**35**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`7" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 8`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 10`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 8`11"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 4`11"</b>	<b>Family Room</b>	<b>Lower</b>	<b>14`2" x 14`1"</b>
<b>Game Room</b>	<b>Lower</b>	<b>16`9" x 7`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`4" x 9`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`3" x 9`0"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`8" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0810607**

Zoning:  
**R2**

Remarks

Pub Rmks: **Welcome to this beautiful home, conveniently located on a quiet street. This duplex is joined at the garage wall only - no house walls are shared. This Fully developed by-level offers total of 4-bedrooms and 3-full bathrooms. The main floor boasts a functional layout, including a kitchen, living area, and dining space, providing plenty of room for living and entertaining. Main floor also offers a great-sized master bedroom with 4-piece ensuite, a good sized 2nd bedroom and 4-piece bathroom as well. Basement is developed with family room, two more bedrooms and a bathroom. Tastefully landscaped front yard and back yard is fully fenced and has large deck with beautiful views of playground for your summer barbecues, No Neighbours Behind. Close to schools. Within steps of many amenities. A perfect place for young families and equally comfortable for retirees. Don't miss this opportunity to own this lovely place for an affordable price. Schedule your showing today!**

Inclusions:  
Property Listed By: **N/A**  
**URBAN-REALTY.ca**

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













