



THE
A-TEAM

**RE/MAX
FIRST**

245 MAPLE GROVE Crescent, Strathmore T1P 1G2

MLS® #: **A2123046**

Area: **Maplewood**

Listing Date: **04/15/24**

List Price: **\$565,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$15k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **1994**

Lot Information

Lot Sz Ar: **5,403 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,506**

Low Sqft:

Ttl Sqft: **1,506**

DOM

35

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Back Lane,Fruit Trees/Shrub(s),Low Maintenance Landscape,Landscaped,Level,Rectangular Lot,See Remarks,Treed

Park Feat:

220 Volt Wiring,Concrete Driveway,Double Garage Attached,Front Drive,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction:
See Remarks,Vinyl Siding,Wood Frame

Flooring:
Carpet,Hardwood,Linoleum

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,See Remarks,Washer,Window Coverings**
Int Feat: **High Ceilings**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`9" x 12`5"
Great Room	Main	19`11" x 11`11"
Bedroom - Primary	Main	14`8" x 10`10"
Bedroom	Lower	11`1" x 14`4"
Dining Room	Main	14`4" x 10`7"
4pc Bathroom	Lower	8`0" x 5`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`4" x 11`7"
Bedroom	Main	11`3" x 8`8"
Family Room	Lower	23`3" x 18`4"
Bedroom	Lower	13`10" x 12`0"
4pc Bathroom	Main	8`1" x 5`1"
3pc Ensuite bath	Main	6`8" x 8`10"

Den	Lower	8`0" x 10`11"	Laundry	Main	8`9" x 9`1"
Entrance	Main	5`11" x 5`7"	Pantry	Main	3`8" x 3`8"
Furnace/Utility Room	Lower	24`4" x 12`10"	Game Room	Lower	18`3" x 22`6"
Walk-In Closet	Main	8`11" x 3`1"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **7911019**

Zoning:
R1

Remarks

Pub Rmks: **Price adjusted to sell. Owners transfer. Air Conditioned. Fully Developed Bungalow. 1500 square feet of main floor living. Main Floor Laundry. Upgrades include granite counters, upgraded bathrooms.. Hardwood Floors. Vaulted Ceilings. Main Floor Bonus Room with gas Fireplace Custom Built in Shelves. Plus Bright Living Room .Custom Window Covers include White Shutters. Coverings. Country Kitchen with massive Eat in/Dining Room Area. Main Floor Laundry. No maintenance Dura Deck. Gas to the Barbeque. All the Hookups for a Hot Tub. 4 Bedrooms .3 Bathrooms. Flex Area Downstairs for work area or additional storage. Family Room Has Gas Stove/Fireplace. Bright and Spacious. Price of Ownership.. South Backyard. Apple Tree.s Amazing Neighbors. Front Attached Garage. Oversized High Door. Perfect Family Location. Walk to Schools. Rear Alley Access. No Maintenance Deck 27.'8x 10. Front Attached Double Garage is 20.5x20.5. Oversized Driveway.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

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







