



THE
A-TEAM

**RE/MAX
FIRST**

72 PARKWOOD Crescent, Strathmore T1P 1H1

MLS® #: **A2125355**

Area: **Parkwood**

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

List Price: **\$530,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **1982**
Lot Information
Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,151**
Low Sqft:
Ttl Sqft: **1,151**

DOM

25
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

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

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

220 Volt Wiring,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Off Street,On Street,RV Access/Parking

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate
Water Source:
Fnd/Bsmt:
Wood

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,Granite Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Second	13`10" x 10`0"
4pc Bathroom	Second	6`9" x 7`4"
Bedroom	Second	8`2" x 11`6"
Walk-In Closet	Second	4`7" x 0`3"
Living Room	Main	12`8" x 15`3"
Furnace/Utility Room	Lower	24`9" x 10`8"
Game Room	Lower	19`2" x 15`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Second	6`4" x 10`0"
Bedroom	Second	8`2" x 11`6"
Bedroom - Primary	Second	11`5" x 13`3"
3pc Ensuite bath	Second	7`4" x 5`11"
Entrance	Main	6`9" x 4`6"
Bedroom	Lower	15`3" x 10`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7910178

Remarks

Pub Rmks:

Park Your 40' RV in your Backyard. New Real Property Report just completed with Compliance. Enjoy the Open Views, Trees, Park, Green Space out your living room windows. Air Conditioned. 1697 sq ft developed. 3 Level split. Home Sweet Home. Situated on a large lot with plenty of room .South Backyard. Garage of Choice is Oversized Detached Garage is 24'x24'. Garage Door is 8' High.. Back alley access for RV PARKING. Kitchen overlooks Living room with Natural GAS FIREPLACE. MASSIVE VAULTED CEILING.. Lots of Kitchen CABINETS, eating area and PATIO DOORS TO 19'x10 DECK. 4 BEDROOMS with 2+ bathrooms, option of a 3rd Bathroom. Master Bedroom has a Three PIECE BATHROOM walkin shower.. Lower Level boasts of FAMILY ROOM, plus additional bedroom--LARGE WINDOWS and all plumbing RI for another lower level bathroom. Laundry area and cabinets for storage. The huge FENCED yard. RV PARKING. Children can play away in the park just across the street. Walking paths--- A GREAT PLACE TO RAISE YOUR CHILDREN! Retire Here. Newer VINYL WINDOWS. Full Crawl Space Storage Area. New RPR will be provided. mirror in the living room. tv and mount in the kitchen
RE/MAX Landan Real Estate

Inclusions:
Property Listed By:

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













