



THE
A-TEAM

**RE/MAX
FIRST**

234 ASPEN CREEK Crescent, Strathmore T1P 1X8

MLS® #: **A2129467** Area: **Aspen Creek** Listing Date: **05/07/24** List Price: **\$599,900**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **5,704 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,711**
 Low Sqft:
 Ttl Sqft: **1,711**

DOM

56
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **High Ceilings, Jetted Tub, See Remarks, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`5" x 10`10"	Foyer	Main	4`10" x 10`11"
Kitchen	Main	13`8" x 9`9"	Living Room	Main	10`6" x 13`11"
4pc Bathroom	Second	7`10" x 4`11"	4pc Ensuite bath	Second	7`10" x 8`9"
Bedroom	Second	7`9" x 12`9"	Bedroom	Second	11`8" x 12`9"
Bedroom - Primary	Second	11`7" x 14`2"	2pc Bathroom	Lower	11`7" x 6`3"
Family Room	Lower	19`11" x 16`2"	Bedroom	Basement	14`5" x 11`7"
Bedroom	Basement	12`5" x 10`2"	Game Room	Basement	8`6" x 11`0"

Furnace/Utility Room

Basement

5`10" x 7`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0312079

Zoning:
R1

Remarks

Pub Rmks:

Welcome to your oasis in Aspen Creek, Strathmore! This fully renovated family home boasts an outdoor inground pool, 5 bedrooms, 2.5 baths, vaulted ceilings, and a fabulous kitchen finished with high-end quartz. The primary bedroom boasts a jacuzzi/soaker ensuite and large walk-in closet. 2 additional bedrooms & a 4 pc bathroom complete the upper floor. The lower level offers access to the garage, along with a convenient 2 pc bathroom & a huge family room. Updates since 2021 include shingles, hot water tank, garden shed, and complete interior & exterior update. Moving to the basement level you will find 2 additional bedrooms separated by a recreation room. This home is equipped with a complete video surveillance and alarm system. A/C ensures year-round comfort, while the double attached garage provides convenience and security (heated for those chilly winter months). The heated in-ground pool comes with a solar cover, newer liner, pump, and heater control panel, plus a sand filtration system, slide, and diving board. Don't miss out - schedule your viewing today!

Inclusions:
Property Listed By:

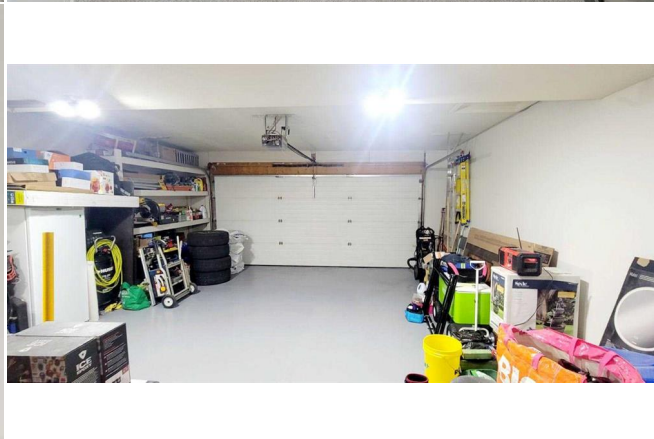
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eXp Realty

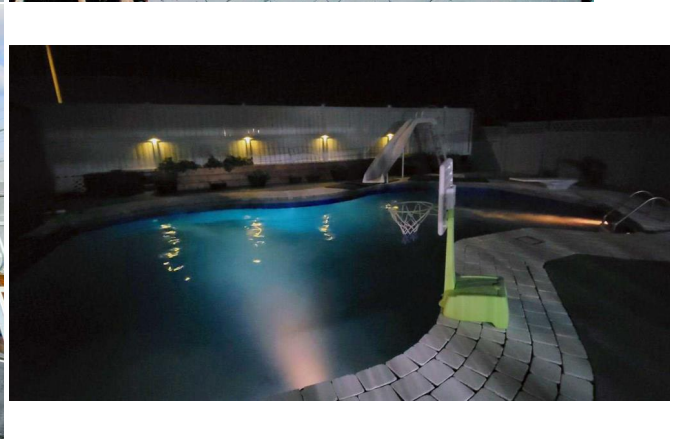
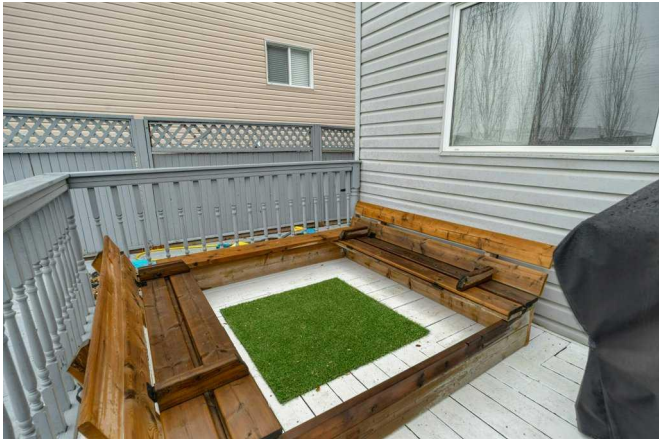
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













234 Aspen Creek Crescent, Strathmore, AB

Main Floor Exterior Area 538.41 sq ft
Interior Area 502.16 sq ft



0 2 4 6 ft PREPARED: 2024/05/08

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 476.38 sq ft
Interior Area 479.89 sq ft



0 2 4 6 ft PREPARED: 2024/05/08

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Downstairs Exterior Area 436.32 sq ft
Interior Area 405.36 sq ft
Excluded Area 461.04 sq ft



0 2 4 6 ft PREPARED: 2024/05/08

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Basement (Below Grade) Exterior Area 371.91 sq ft
Interior Area 315.27 sq ft
Excluded Area 158.77 sq ft



0 2 4 6 ft PREPARED: 2024/05/08

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