



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**104 RANCH RIDGE Meadow, Strathmore T1P0A9**

MLS®#: **A2139213**

Area: **The  
Ranch Strathmore**

Listing **06/07/24**  
Date:

List Price: **\$319,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Strathmore**  
Year Built: **2007**

Lot Information

Lot Sz Ar: **1,216 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,150**  
Low Sqft:  
Ttl Sqft: **1,150**

DOM

**197**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Level**  
Park Feat: **Stall**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Open Floorplan,See Remarks,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 4`5"	Living Room	Main	19`0" x 12`10"
Kitchen	Main	11`9" x 11`3"	2pc Bathroom	Main	5`6" x 5`3"
Dining Room	Main	7`0" x 6`1"	Entrance	Main	4`5" x 4`4"
Bedroom - Primary	Upper	10`1" x 11`10"	Walk-In Closet	Upper	5`1" x 5`1"
3pc Ensuite bath	Upper	7`4" x 6`1"	4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	8`8" x 8`4"	Bedroom	Upper	10`9" x 8`9"
Furnace/Utility Room	Basement	6`9" x 6`4"			

Legal/Tax/Financial

Condo Fee:  
**\$339**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2X**

Legal Desc: **0810941**

Remarks

Pub Rmks: **INVESTORS, INVESTORS....Long time tenants have been in this home. Walking in you are welcomed by an open concept floor plan. The entry way has a nice size coat closet. The living room is a great sized features a bright west facing window. Modern kitchen with lots of cupboard and counter space. The fridge and stove were new in 2020 and the dishwasher in 2024. There is a door to your lovely back patio backing green space. Completing the main is a 2 piece bathroom. The upper houses 3 generous sized bedrooms, and 4 piece main bath. The primary has a 3 piece ensuite and a large walk in closet. The lower is unspoiled and waiting your completion. Completing this home is central air conditioning, off street parking stall, and right handy to visitor parking!!!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Realty Horizon**

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