



THE
A-TEAM

**RE/MAX
FIRST**

14 GRANDE POINT Estates, Strathmore T1P1L3

MLS®#: **A2143416** Area: **Grande Pointe Estates** Listing Date: **06/22/24** List Price: **\$839,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Strathmore**
 City/Town: **Strathmore**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **12,184 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,734**
 Low Sqft:
 Ttl Sqft: **1,734**

DOM
8
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **5**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Lawn,No Neighbours Behind,Landscaped,Many Trees,Pie Shaped Lot,Views**
 Park Feat: **Driveway,Garage Faces Front,Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Double Oven,Freezer,Garage Control(s),Garburator,Gas Oven,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Jetted Tub,Laminate Counters,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	4`3" x 9`7"
Bedroom	Main	9`6" x 10`4"
5pc Ensuite bath	Main	7`3" x 13`1"
Entrance	Main	6`10" x 7`0"
Kitchen	Main	13`2" x 11`7"
Sunroom/Solarium	Main	11`8" x 11`8"
Furnace/Utility Room	Lower	29`5" x 40`0"

Room	Level	Dimensions
Laundry	Main	5`5" x 4`10"
Bedroom - Primary	Main	13`5" x 13`10"
4pc Bathroom	Main	4`11" x 7`10"
Dining Room	Main	12`11" x 14`5"
Living Room	Main	16`10" x 18`9"
Balcony	Main	11`10" x 7`11"
Storage	Lower	11`5" x 18`2"

Title: **Fee Simple**
Legal Desc: **9210725**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to Grande Point Estates. This beautiful home is situated in a quiet cul-de-sac, on a huge pie lot, with unobstructed views to the east. This delightful bungalow offers the perfect blend of comfort and convenience. The easy-to-navigate main floor was originally built wheelchair accessible with wider doorways, hallways and lower kitchen counters. The kitchen boasts floor to ceiling oak cupboards providing a great amount of storage and leads to a spacious living room, well lit by large windows, and includes a gas fireplace - perfect for entertaining or relaxing with family. The sunny 4 season solarium is bathed in natural light, perfect for reading, relaxing , or cultivating a thriving indoor-outdoor garden. This leads out to a covered deck and down to an enormous back yard. Also on the main floor you will find a generously sized primary bedroom, featuring a 5-piece en suite bathroom. Another main 4 piece bathroom, and a second bedroom - perfect for a growing family or home office. A sizeable well lit room at the front of the house has been used as a dining room. The full unfinished basement offers a blank canvas to create your dream space. Park your cars, motorcycles, or recreational vehicles with ease in the triple car garage. Close to schools, bike path, shopping and more. Take a good look around, there is a lot to see.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Realty Horizon**

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













