



THE
A-TEAM

**RE/MAX
FIRST**

340 PARKVIEW Estates, Strathmore T1P1K8

MLS®#: **A2144322** Area: **Parkwood** Listing Date: **06/26/24** List Price: **\$798,300**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **7,850 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Front Yard**
 Park Feat: **Double Garage Attached,Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,570**
 Low Sqft:
 Ttl Sqft: **1,570**

DOM

6
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **9**
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener**
 Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------------|-----------------|-----------------------|-----------------------------|-----------------|-----------------------|
| Kitchen | Main | 13`6" x 11`8" | Living Room | Main | 17`11" x 15`5" |
| Dining Room | Main | 13`6" x 5`4" | Bedroom - Primary | Main | 15`1" x 13`4" |
| Bedroom | Main | 11`3" x 10`9" | 4pc Bathroom | Main | 8`5" x 7`9" |
| 4pc Ensuite bath | Main | 8`8" x 10`5" | Flex Space | Second | 13`10" x 19`0" |
| Bedroom | Basement | 14`0" x 11`8" | Bedroom | Basement | 13`8" x 9`5" |
| Kitchen | Basement | 13`8" x 13`10" | Family Room | Basement | 16`11" x 13`8" |
| 4pc Bathroom | Basement | 8`8" x 4`11" | Furnace/Utility Room | Basement | 12`2" x 13`2" |

Title: **Fee Simple**
 Legal Desc: **9011897**

Zoning: **R1**

Remarks

Pub Rmks: ****OPEN HOUSE Saturday July 6th 11am-2pm.** Welcome home to this beautifully well maintained home on a quiet street in Strathmore. This bi-level ticks all the boxes as you walk into the large entry way. The main level boasts lots of sunlight with an open concept, a well appointed kitchen with an island and newer stainless steel appliances, including a new GAS RANGE. The living room is a lovely space to cozy up to the GAS fireplace. The dining area allows for a nice sized table and features the door leading out to the WEST FACING deck. This floor features a primary suite retreat with an ensuite you are sure to fall in love with! The ensuite features a separate corner soaker tub and a beautifully updated large shower, with a great sized walk in closet. Additionally, there a second bedroom and an updated 4 pc main bath on this floor. The hallway closet is currently set up for storage but it has laundry hook up's, making main floor laundry a possibility. Head up a few stairs to the large flex space - a third bedroom, or an office or a TV room perhaps? You will notice the carpet on the main floor was recently replaced as well. Head downstairs to the recently completed LEGAL IN-LAW SUITE. With the walkout basement you will notice it does not feel like a basement and has a new french door opening up to the spacious backyard. The kitchen is a chef/baker's dream with a GAS RANGE and lots of cupboards with QUARTZ counter space. The open concept with a nice sized living space with a gas stove to keep you cozy. There are 2 nice sized bedrooms along with a 4 pc bath, the utility room hosts the laundry along with a water softener. You will notice the DOUBLE ATTACHED HEATED Garage (22'8" x 22'11") plus a DETACHED HEATED OVERSIZED Garage (19'5" x 25'6") in the back- a dream come true for many! The detached garage has 220V power. But wait we are not done There is also additional parking in the Rear (back lane access) for a small RV or vehicles. Bring all the vehicles to this home! Enjoy the outdoor space with the fully fenced backyard with a central fire pit. Do you have a green thumb? Then check out the green house in the backyard. The whole property has been upgraded to 200amp service as well. This home is truly a home that needs to be seen, contact your favourite Realtor® today to book your private showing.**

Inclusions: **Suite appliances -refrigerator, gas range, dishwasher, microwave hood fan, Central vac - no power bar**
 Property Listed By: **CIR Realty**

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











