



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 A GREEN MEADOW Crescent, Strathmore T1P 1H4**

MLS®#: **A2146379**

Area: **Green Meadow**

Listing Date: **07/03/24**

List Price: **\$450,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$22k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Strathmore**

Abv Sqft:

**1,407**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,407**

Lot Information

Lot Sz Ar:

**2,448 sqft**

Lot Shape:

**the lot size for  
one/this unit only**

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Front Yard,Level**

**Alley Access,On Street,Parking Pad**

DOM

**75**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Fireplace(s)**

Sewer:

Ext Feat: **Other**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`4" x 16`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>8`2" x 11`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>6`9" x 13`8"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 4`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>3`5" x 7`5"</b>

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R3**

Legal Desc: **2411466**

Remarks

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Pub Rmks: **Welcome to this BRAND NEW Semi-Detached home available in the Town of Strathmore. Immediate possession available! Built with an upgraded 9FT CEILINGS on all three floors ! Amazing opportunity for a first time home buyer or an Investor. As you walk into this magnificent home you will be amazed by the spacious main floor with a wide open dining area, a grand kitchen and kitchen island, living area with an electric fireplace, and a tucked away mudroom with 2 -piece washroom. Going towards the upper area will lead you to a LARGE primary bedroom with a 4pc ensuite, spacious laundry room and an additional 2 bedrooms with walk in closets. Situated close to schools, shopping stores and parks with recreational facilities and downtown close by. This home offers everything you desire and not just a place to live, but a place to create lasting memories also affordable for the first time buyers. Move in and start your next chapter. Don't miss out on this opportunity !**

Inclusions: **N/A**  
Property Listed By: **Insta Realty**

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