



THE
A-TEAM

**RE/MAX
FIRST**

203 CAMBRIDGE Bay, Strathmore T1P 1R9

MLS® #: **A2146790**

Area: **Cambridge Glen**

Listing Date: **07/05/24**

List Price: **\$574,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$15k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,059 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,664**
Low Sqft:
Ttl Sqft: **1,664**

DOM

73
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot,Treed**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	14`6" x 10`5"
Breakfast Nook	Main	6`8" x 9`3"
Mud Room	Main	5`9" x 6`1"
Bedroom	Second	9`9" x 11`1"
Family Room	Basement	11`5" x 23`8"
2pc Bathroom	Main	
4pc Bathroom	Second	

Room	Level	Dimensions
Living Room	Main	15`0" x 15`4"
Kitchen	Main	10`0" x 12`0"
Bedroom - Primary	Second	15`2" x 16`8"
Bedroom	Second	10`6" x 11`1"
Flex Space	Basement	7`2" x 8`1"
4pc Ensuite bath	Second	
3pc Bathroom	Basement	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R1

Legal Desc:

9912139

Remarks

Pub Rmks: **A perfect blend of comfort, elegance and functionality. Open floor plan with high ceilings and large windows fill the main floor area with an abundance of natural light. Cozy Living room with fireplace, large breakfast nook, upgraded kitchen with granite counter tops, stainless steel appliances & upgraded cupboards and pantry with pull outs. Spacious secondary bedrooms - Primary bedroom with luxurious ensuite bath , walk in closet and large bright sitting area. Fully finished lower level provides additional living space with open family room, flex area and bathroom. Relax in the well treed and landscaped backyard. Move in Relax & Enjoy !!**

Inclusions: **N/A**

Property Listed By: **Sather Real Estate Pro Brokers Ltd.**

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







