



THE
A-TEAM

**RE/MAX
FIRST**

260 HILLCREST Boulevard, Strathmore T1P 1V4

MLS®#: **A2147892**

Area: **Hillview Estates**

Listing Date: **07/12/24**

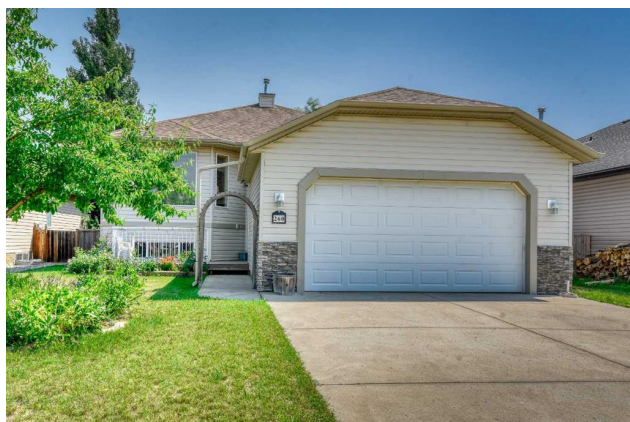
List Price: **\$580,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$50k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2005**

Lot Information

Lot Sz Ar: **5,704 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,354**
Low Sqft:
Ttl Sqft: **1,354**

DOM

66
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Washer/Dryer,Window Coverings**
Int Feat: **High Ceilings,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`9" x 7`9"
Bedroom	Main	11`11" x 10`11"
Foyer	Main	7`5" x 8`0"
Living Room	Main	15`11" x 17`8"
2pc Bathroom	Lower	3`9" x 6`2"
Laundry	Lower	13`6" x 12`0"
Storage	Lower	9`4" x 8`6"

Room	Level	Dimensions
4pc Ensuite bath	Main	10`5" x 5`11"
Bedroom	Main	13`11" x 10`8"
Kitchen	Main	15`0" x 19`1"
Bedroom - Primary	Main	11`6" x 18`11"
Bedroom	Lower	12`4" x 16`9"
Game Room	Lower	35`11" x 21`4"
Furnace/Utility Room	Lower	7`0" x 19`3"

Laundry

Lower

13`6" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0312209

Zoning:
R1

Remarks

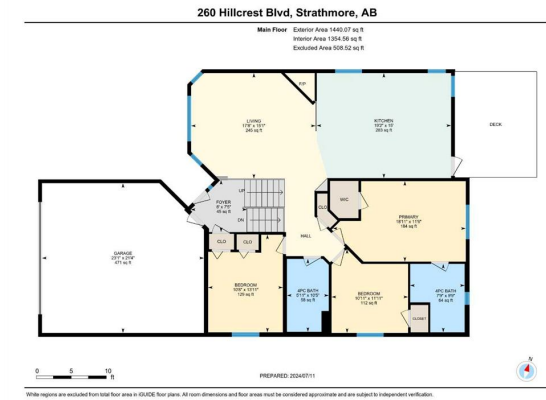
Pub Rmks: **Price Adjusted to Sell. Hillview Estates. Park sized yard. Treed. Fenced. Landscaped . East Exposure. Morning Sun. Deck. Shed with Generator. .Enjoy your out door space. No Neighbors behind enjoy the , green space and Open views . Watch the stars. Hardwood Floors,. Open Concept. Kitchen Island. Gas Stove. Lots of Cupboard space and storage. . Grand Open Concept. Vaulted Ceilings. Relax in front of the Gas Fireplace. Bright Kitchen . Island. Spacious Eating area to Dine. Master Bedroom with wonderful ensuite. Truly, will not be replaced at this price. Location. Location. Location. Owners is downsizing.. 3 Bedrooms up. Basement is fully Developed. Recreation /Family Pool Table Stays. Large Bedrooms and a Bathroom completes the basement development. Laundry Room. Green House.**

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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





260 Hillcrest Blvd, Strathmore, AB

Basement (Below Grade) Exterior Area 1334.04 sq ft
 Interior Area 1230.19 sq ft



0 3 6 ft

PREPARED: 20240711

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

