



THE
A-TEAM

**RE/MAX
FIRST**

228 RANCH Close, Strathmore T1P 0B4

MLS®#: **A2148690**

Area: **The
Ranch Strathmore**

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

List Price: **\$644,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$5k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2014**
Lot Information
Lot Sz Ar: **5,938 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,816**
Low Sqft:
Ttl Sqft: **1,816**

DOM

66
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **7**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level,Street Lighting**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`11" x 8`0"
Pantry	Main	4`11" x 4`11"
Entrance	Main	7`0" x 3`5"
Dining Room	Main	10`7" x 8`9"
Laundry	Upper	7`11" x 5`1"
Bedroom	Upper	9`11" x 10`0"
Bedroom - Primary	Upper	14`0" x 12`11"

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Kitchen	Main	14`1" x 13`7"
Living Room	Main	13`11" x 14`6"
Bonus Room	Upper	14`0" x 9`9"
4pc Bathroom	Upper	7`11" x 4`11"
Bedroom	Upper	9`10" x 10`0"
5pc Ensuite bath	Upper	9`10" x 8`4"

Walk-In Closet

Upper

9`11" x 4`1"

Furnace/Utility Room
Legal/Tax/Financial

Basement

11`11" x 8`1"

Title:
Fee Simple
Legal Desc:

0714215

Zoning:
R1

Remarks

Pub Rmks: **Seller is motivated to look at offers. TRIPLE GARAGE, QUIET CRESCENT LOCATED CLOSE TO SHOPPING!! Walking up you are welcomed by a wonderful front porch. The large front entrance with a double door coat closet. This home features an open concept floor plan. The kitchen boasts a massive island, tasteful appliances, gas stove, large walk in pantry, great size dining area, lovely living room, door to your fully fenced back yard. Completing the main floor is a 2 piece powder room, and entrance to your triple attached garage. The upper features 2 large junior bedrooms with wonderful closet organizers. 4 piece bathroom. Upper laundry. Bonus room that could be a 4th bedroom. The primary bedroom will fit king furniture, there is a large walk in closet and a lovely 5 piece spa with jetted tub and wonderful walk in shower. There is a side entrance that will lead you to the lower level that is unspoiled waiting for your completion. This home has been freshly painted and is move in ready!!!**

Inclusions: **Air purifier**
Property Listed By: **RE/MAX Realty Horizon**

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











