



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**103 STRATHAVEN Drive #125, Strathmore T1P 1W3**

MLS® #: **A2149541**      Area: **Strathaven**      Listing Date: **07/15/24**      List Price: **\$200,000**  
 Status: **Active**      County: **Wheatland County**      Change: **-\$20k, 29-Jul**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Strathmore**  
 Year Built: **2001**  
Lot Information  
 Lot Sz Ar: **22,173,634 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **796**  
 Low Sqft:  
 Ttl Sqft: **796**

DOM

**94**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof:  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`3" x 9`7"	Kitchen	Main	9`5" x 8`0"
Living Room	Main	12`8" x 15`6"	Bedroom - Primary	Main	10`8" x 12`9"
4pc Bathroom	Main	9`1" x 6`1"	Bedroom	Main	9`2" x 14`3"

Legal/Tax/Financial

Condo Fee: **\$448**      Title: **Fee Simple**      Zoning: **R3**

Fee Freq:  
**Monthly**

Legal Desc: **0211156**

Remarks

Pub Rmks: **Welcome to The Haven! This well managed complex is within walking distance to schools and sports facilities and is a great investment for the FIRST TIME HOME BUYER or property INVESTOR. This unit is located on the top floor with the balcony facing south, giving you lots of sunlight. An added bonus is the gas line for your BBQ! The floorplan is open concept with a designated dining area and living room featuring a gas FIREPLACE. The bedrooms are at opposite sides of the unit so each has privacy AND each can accommodate a king size bed. The primary bedroom has a cheater door to directly access the full bathroom. LAUNDRY is in suite and the machines are included. The water tank was installed in 2022. Parking stalls, there are 2 assigned stalls and visitor parking is on street or at the east end of the complex. Pets need to be approved. One dog (no more than 26" at back height and 40lb maximum weight...breed restrictions) OR one cat. Other pets allowed but no alligators. Call your Realtor® and book a viewing!**

Inclusions: **FRIDGE, ELECTRIC STOVE, DISHWASHER, HOODFAN, WINDOW COVERINGS**  
Property Listed By: **CIR Realty**

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



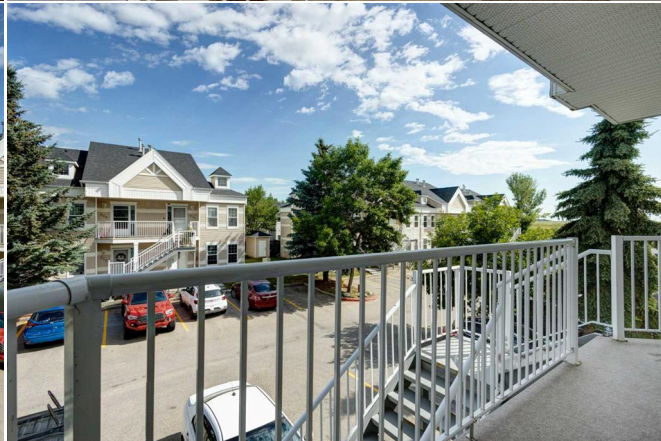
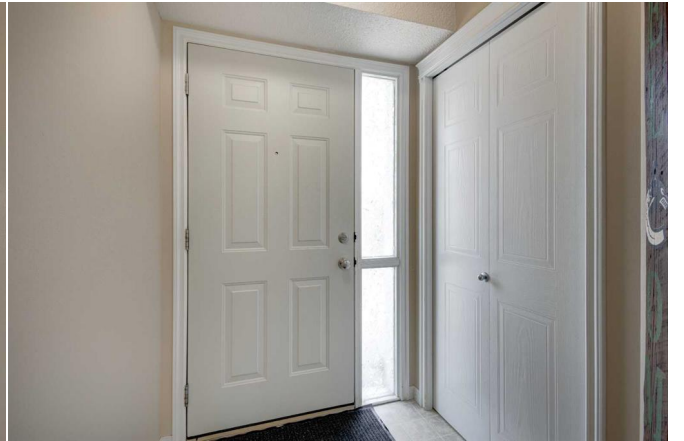
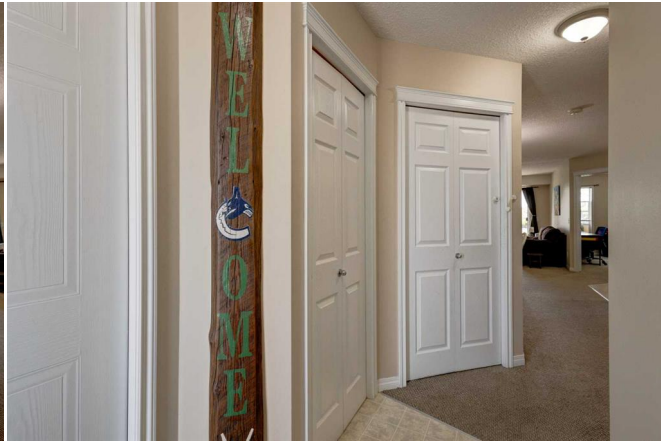






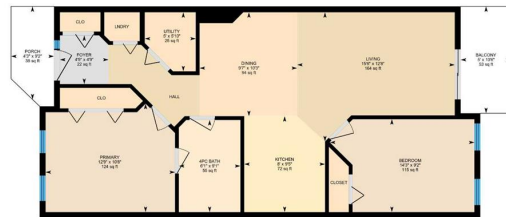






125-103 Strathaven Dr, Strathmore, AB

Main Floor - Interior Area 729.20 sq ft



0 4 8 ft

PREPARED: 2024/07/17



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