



THE
A-TEAM

**RE/MAX
FIRST**

28 B GREEN MEADOW Crescent, Strathmore T1P 1H4

MLS®#: **A2153127** Area: **Green Meadow** Listing Date: **07/26/24** 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)**
 City/Town: **Strathmore**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,390 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, City Lot, Front Yard, Level**
 Park Feat: **Alley Access, On Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,395**
 Low Sqft:
 Ttl Sqft: **1,395**

DOM

52
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: **Private Yard**
 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: **Kitchen Island, 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
Bedroom - Primary	Upper	10`4" x 15`1"	Bedroom	Upper	8`1" x 11`5"
Bedroom	Upper	9`3" x 11`5"	4pc Ensuite bath	Upper	6`10" x 13`8"
4pc Bathroom	Upper	8`0" x 4`11"	2pc Bathroom	Main	3`4" x 7`5"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R3**

Legal Desc: **2411466**

Remarks

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 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**

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