



THE
A-TEAM

**RE/MAX
FIRST**

349 STRATHFORD Crescent, Strathmore T1P1P1

MLS® #: **A2154346** Area: **Strathaven** Listing Date: **08/01/24** List Price: **\$514,900**
 Status: **Active** County: **Wheatland County** Change: **-\$10k, 08-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **5,005 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,112**
 Low Sqft:
 Ttl Sqft: **1,112**

DOM

48
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,No Neighbours Behind,Rectangular Lot**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Dog Run**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Dry Bar,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Basement		3pc Ensuite bath	Main	
4pc Bathroom	Main		Bedroom - Primary	Main	13`1" x 11`8"
Bedroom	Main	11`1" x 9`1"	Bedroom	Main	11`1" x 9`6"
Bedroom	Basement	14`11" x 18`4"	Great Room	Basement	16`9" x 22`7"
Kitchen With Eating Area	Main	10`11" x 17`8"	Living Room	Main	13`8" x 12`6"

Laundry	Basement	14`1" x 5`0"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	9812546		Remarks
Pub Rmks:	<p>Discover Your Dream Home in Strathmore! Welcome to your ideal family retreat nestled in the vibrant heart of Strathmore. This exceptional property seamlessly blends comfort, style, and functionality, offering a living experience that's both luxurious and practical. Featuring four generously sized bedrooms, this home is perfect for growing families or accommodating guests in comfort. Enjoy the convenience and elegance of three modern bathrooms, thoughtfully designed to cater to your every need. The expansive garage provides ample space for your vehicles, tools, or even a personal gym, while the dedicated RV parking area ensures you're always ready for your next adventure. Step outside and you'll find a fabulous deck, perfect for hosting summer barbecues, relaxing with a good book, or entertaining friends and family. The property's prime location offers easy access to local parks and schools, making it ideal for families who value proximity to recreational and educational amenities. This home isn't just a place to live—it's a lifestyle upgrade. Imagine unwinding on your spacious deck, exploring your hobbies in the enormous garage, or hitting the road with your RV, all while enjoying the convenience of nearby parks and schools. Don't let this rare opportunity slip away! Schedule your viewing today and immerse yourself in the ultimate Strathmore living experience. ?? Come look now and turn this dream home into your reality!</p>		
Inclusions:	NA		
Property Listed By:	eXp Realty		

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