



THE
A-TEAM

**RE/MAX
FIRST**

1708 STRATHCONA Place, Strathmore T1P1T1

MLS® #: **A2154707** Area: **Strathaven** Listing Date: **08/02/24** List Price: **\$514,900**
 Status: **Active** County: **Wheatland County** Change: **-\$5k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **5,203 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,144**
 Low Sqft:
 Ttl Sqft: **1,144**

DOM

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

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Lawn,Rectangular Lot**
 Park Feat: **Alley Access,Double Garage Detached,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Private Sewer**
 Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bar,Ceiling Fan(s),Chandelier,Vaulted Ceiling(s),Vinyl Windows**
 Utilities: **Cable Available,Electricity Available,Natural Gas Available,Garbage Collection,High Speed Internet Available,Phone Available,Sewer Available,Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`10" x 8`11"	4pc Bathroom	Main	4`11" x 7`7"
Bedroom - Primary	Main	10`11" x 14`3"	Walk-In Closet	Main	5`1" x 5`1"
4pc Ensuite bath	Main	8`2" x 4`11"	Bedroom	Main	11`0" x 9`5"
Dining Room	Main	12`1" x 9`5"	Kitchen	Main	11`8" x 8`10"
Living Room	Main	16`0" x 12`2"	Entrance	Main	4`1" x 6`7"
Game Room	Lower	22`6" x 12`8"	Family Room	Lower	12`11" x 11`4"

Furnace/Utility Room
Bedroom

Lower
Lower

5`8" x 7`6"
8`9" x 11`8"

Laundry
4pc Ensuite bath
Legal/Tax/Financial

Lower
Lower

12`9" x 18`3"
7`2" x 7`0"

Title:
Fee Simple
Legal Desc:

0412952

Zoning:
R1

Remarks

Pub Rmks:

SELLER IS MOTIVATED!!!! Welcome to this beautiful bi-level in a quiet cul-de-sac. Clean and ready to move in. Upon entering the home you notice the brightness of the light from the large windows through out the main level with vaulted ceilings. Walk up the stairs to an oak kitchen, large eating area and comfortable living room. The main level also boasts a primary with 4 pc ensuite and a walk in closet. 2 more bedrooms and another 4 pc bathroom. The lower level is quite bright with natural light from the windows and has a huge recreation/ games room with pool table (staying) and a bar. A great place to for family or to entertain. There is also a family room, and a bedroom with a 4 pc ensuite. There is also a door from the ensuite to a large utility / storage room with laundry that could be made into a 5th bedroom. This home could be 6 bedrooms if needed. Outside at the front of the house you will find a nice shady deck and off the back door a deck with lots of sun. Fully fenced with an over sized double garage that measures 21'5" x 23'6". Close to schools, shopping and the rodeo grounds. Book a showing today, this is a gem. New roof on house August 2023 and Garage Sept 2024. This home is Move in Ready with Quick possession!!

Inclusions:
Property Listed By:

**Pool Table, ceiling fans (2), chandeliers (2), garage opener.
RE/MAX Realty Horizon**

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













