

**80 GREEN MEADOW Drive, Strathmore T1P 1L6**

MLS®#: **A2157238**      Area: **Green Meadow**      Listing Date: **08/14/24**      List Price: **\$550,000**  
 Status: **Active**      County: **Wheatland County**      Change: **-\$15k, 30-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
 Sub Type: **Detached**  
 City/Town: **Strathmore**  
 Year Built: **1994**  
Lot Information  
 Lot Sz Ar: **5,500 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard**  
 Park Feat: **Concrete Driveway,Double Garage Attached,Off Street**

Finished Floor Area

Abv Sqft: **1,141**  
 Low Sqft:  
 Ttl Sqft: **1,141**

DOM

**98**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Awning(s),Fire Pit,Private Yard**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`10" x 6`9"	Living Room	Main	17`3" x 11`8"
Kitchen With Eating Area	Main	13`6" x 9`2"	Dining Room	Main	8`6" x 12`2"
4pc Bathroom	Main	8`7" x 4`11"	Bedroom	Main	14`1" x 9`4"
Bedroom - Primary	Main	13`7" x 12`2"	Walk-In Closet	Main	7`5" x 4`6"
4pc Ensuite bath	Main	9`9" x 5`11"	Furnace/Utility Room	Lower	14`10" x 11`8"
3pc Bathroom	Lower	8`11" x 5`11"	Bedroom	Lower	14`0" x 11`3"
Great Room	Lower	32`4" x 14`9"	Kitchen With Eating Area	Main	13`6" x 9`2"

Title: **Fee Simple**  
Zoning: **R1**  
Legal Desc: **8211392**

Remarks

Pub Rmks: **Price Adjusted to SELL! Move in Now! Insurance will cover replacement of damaged siding and roof. Airconditioned. Bilevel. Treed, Fenced Back Yard. Outdoor Space includes Deck with Awning, plus lower patio to Enjoy. House is Bright and Spacious Vaulted Ceilings. Eat in Kitchen. Laundry Shute from the Primary Ensuite to the Lower Laundry Room. 3 Great Sized Bedrooms. Family/Great Room with Gas Fireplace. upgraded. New Carpet. New Stove and Hood Fan. Front Attached Garage is 19.5 X 21.10 with passage door to backyard. Rear Alley Access. Shed. Ideal Location to Green Space walking paths along the Western Irrigation Canal, Disc Golf. Soccer Fields. Minutes to George Freeman plus all schools and recreation facilities. . Immediate Possession. 1998 square feet RMS + Finished Area. New Carpet/ 3 New Windows. New Stove. Deck 11.6"X 11.9" with Awning. Like the Virtual Staging!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Landan Real Estate**

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













