



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2157238**

Area: **Green Meadow**

Listing Date: **08/14/24**

List Price: **\$565,000**

Status: **Active**

County: **Wheatland County**

Change: **-\$15k, 12-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **1994**

Finished Floor Area  
Abv Sqft: **1,141**  
Low Sqft:  
Ttl Sqft: **1,141**

Lot Information

Lot Sz Ar: **5,500 sqft**  
Lot Shape:

DOM

**36**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard**  
Park Feat: **Concrete Driveway,Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Awning(s),Fire Pit,Private Yard**

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

Kitchen Appl: **Electric Stove**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings**  
Utilities:

Room Information

| Room                     | Level | Dimensions    |
|--------------------------|-------|---------------|
| Entrance                 | Main  | 7`10" x 6`9"  |
| Kitchen With Eating Area | Main  | 13`6" x 9`2"  |
| 4pc Bathroom             | Main  | 8`7" x 4`11"  |
| Bedroom - Primary        | Main  | 13`7" x 12`2" |
| 4pc Ensuite bath         | Main  | 9`9" x 5`11"  |
| 3pc Bathroom             | Lower | 8`11" x 5`11" |
| Great Room               | Lower | 32`4" x 14`9" |

| Room                 | Level | Dimensions     |
|----------------------|-------|----------------|
| Living Room          | Main  | 17`3" x 11`8"  |
| Dining Room          | Main  | 8`6" x 12`2"   |
| Bedroom              | Main  | 14`1" x 9`4"   |
| Walk-In Closet       | Main  | 7`5" x 4`6"    |
| Furnace/Utility Room | Lower | 14`10" x 11`8" |
| Bedroom              | Lower | 14`0" x 11`3"  |

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

Remarks

Pub Rmks: **Move in Now! 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 Shoot 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.**

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**











