



THE
A-TEAM

**RE/MAX
FIRST**

221 RANCH RIDGE Meadow, Strathmore T1P0A9

MLS® #: **A2160205** Area: **Ranch Estates** Listing Date: **08/23/24** List Price: **\$319,000**
Status: **Active** County: **Wheatland County** Change: **-\$900, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Strathmore** Finished Floor Area
Year Built: **2007** Abv Sqft: **1,043**
Low Sqft:
Lot Sz Ar: **1,434 sqft** Ttl Sqft: **1,043**
Lot Shape:

Access:
Lot Feat: **Other**
Park Feat: **Asphalt,Driveway,Parking Pad**

DOM

90
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Aluminum Siding**
Heating: **Forced Air** Flooring: **Carpet,Laminate,Vinyl**
Sewer: Ext Feat: **Courtyard** Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`6" x 8`2"	Dining Room	Main	7`1" x 6`0"
2pc Bathroom	Main	0`0" x 0`0"	3pc Ensuite bath	Second	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	Bedroom - Primary	Second	10`8" x 10`0"
Bedroom	Second	8`7" x 8`4"	Bedroom	Second	10`8" x 8`6"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$339

Fee Simple
Fee Freq:
Monthly

R2X

Legal Desc: **0810941**

Remarks

Pub Rmks: **Updated 3 bedroom ,3 bath two story townhome in move in condition . Kitchen features trendy colored mocha cabinets and wrap around breakfast bar overlooking open living area and dining nook which make it great for entertaining. Enjoy the spaciousness of 9 ft. ceilings on both the main level and in the basement, creating an airy atmosphere throughout the home.Large primary bedroom w/3 pc ensuite & WALK-IN CLOSET. 2 more nice sized rms great for the kids or office space + 4 pce main bath & linen closet conclude the upper level. The 480 sqft unfinished basement is waiting for your personal touch or it is great for storage. This home backs onto a tranquil green space, offering privacy and serene views. Plus, it's just steps away from the on-site tot lot, perfect for families with young children to enjoy outdoor playtime. Walking distance to all the amenities you can ask for including shopping, restaurants, and parks. CLOSE TO K-9 School w/attached Field House. Quiet back yard features concrete patio, with planter and green space that is great for relaxing with friends or grilling up some steaks. Perfect for young family or investor.**

Inclusions: **N/A**
Property Listed By: **Berkshaw Condominium Management Corp**

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





