



THE
A-TEAM

**RE/MAX
FIRST**

1520 STRATHCONA Close, Strathmore T1P 1T2

MLS®#: **A2160707** Area: **Strathaven** Listing Date: **09/04/24** List Price: **\$499,500**
 Status: **Active** County: **Wheatland County** Change: **-\$11k, 19-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **5,683 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,033**
 Low Sqft:
 Ttl Sqft: **1,033**

DOM

15
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,Many Trees,Treed**
 Park Feat: **Off Street,On Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Fire Pit,Private Yard,Storage**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Open Floorplan,Pantry,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6`8" x 7`4"	4pc Ensuite bath	Main	4`11" x 7`2"
Bedroom	Main	9`1" x 7`10"	Bedroom	Main	9`1" x 8`11"
Bedroom - Primary	Main	12`2" x 13`4"	Dining Room	Main	12`6" x 7`10"
Foyer	Main	3`10" x 6`11"	Kitchen	Main	12`5" x 9`9"
Living Room	Main	12`6" x 11`10"	3pc Bathroom	Basement	10`7" x 4`10"
Bedroom	Basement	11`10" x 10`11"	Laundry	Basement	6`1" x 18`4"
Living Room	Basement	11`10" x 22`9"	Storage	Basement	10`7" x 14`4"

Storage

Basement

6`9" x 3`3"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R1

0310482

Remarks

Pub Rmks:

Welcome to a beautiful residence in the heart of Strathmore, where convenience and comfort blend seamlessly with a family-friendly atmosphere. Situated in a warm and inviting neighborhood, this property is ideal for young families, with an elementary school just a short walk away. You'll enjoy the ease of access to recreational facilities, a nearby hospital, and all the amenities Strathmore has to offer. Additionally, with several highway routes available, you can easily reach Calgary in just 40 minutes, making the commute smooth and convenient. This charming home offers generous space for the entire family, with 4 bedrooms, 3 bathrooms, and a fully finished basement. The main floor features an open-concept layout, with three of the bedrooms and two full bathrooms, including a private ensuite off the primary bedroom. The cozy living room provides a perfect setting for relaxed evenings, while the kitchen with a nice size island, complete with upgraded stainless steel appliances, quality cabinetry, and ample counter space. An adjacent dining area opens to an east-facing backyard deck—ideal for summer barbecues and family gatherings. Outside, the spacious, fully fenced yard is a private oasis, featuring mature trees and swedish aspens that provide refreshing shade during the hot summer months. Additional features include **NEW ROOF SHINGLES DONE IN JULY 2024, beautiful fruit trees, two storage sheds and a double Parking pad in the back alley, ensuring plenty of space for all your needs. The fully developed basement adds to the home's versatility, offering a large family room with integrated Speakers in the walls and ceiling, a fourth bedroom and a third bathroom. The laundry room is located downstairs next to the utility and storage room. Don't miss this opportunity to make this wonderful property your forever home. Schedule your showing today and start creating lasting memories in beautiful Strathmore, Alberta!**

Inclusions:

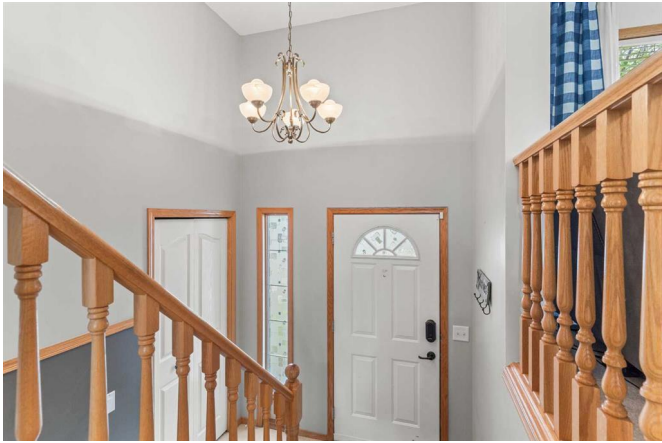
Property Listed By:

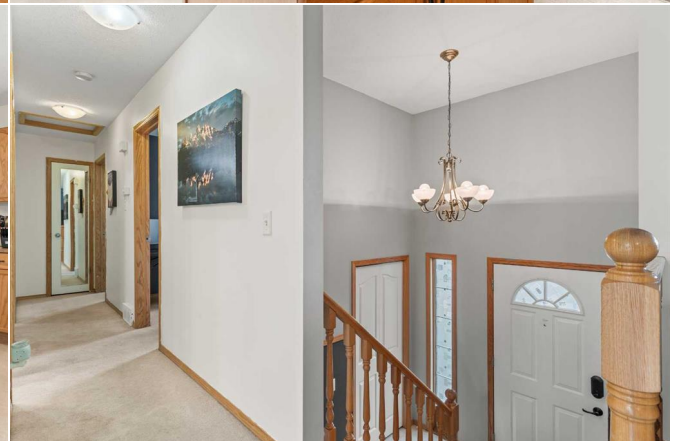
2 Storage Sheds

CIR Realty

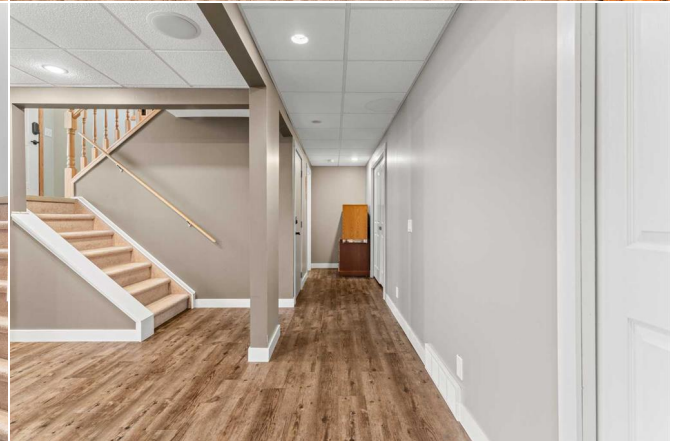
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

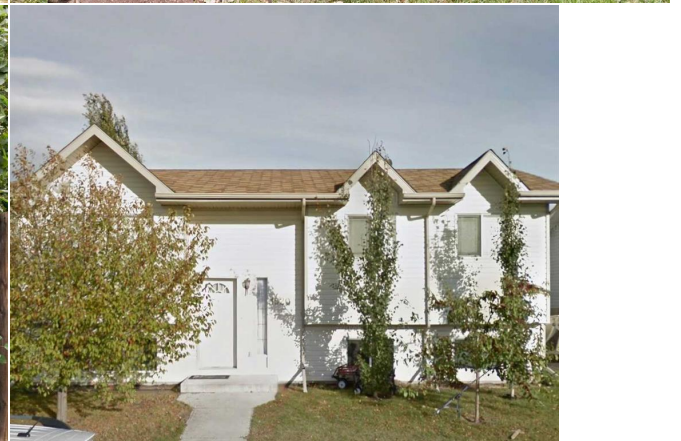












1525 Strathcona Close, Strathmore, AB

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Basement

