



THE
A-TEAM

**RE/MAX
FIRST**

17 STRATHMORE LAKES Way, Strathmore T1P 1L7

MLS®#: **A2162035** Area: **Strathmore Lakes Estates** Listing Date: **09/01/24** List Price: **\$514,900**
 Status: **Active** County: **Wheatland County** Change: **-\$5k, 15-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,361 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,237**
 Low Sqft:
 Ttl Sqft: **1,237**

DOM

18
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Street Lighting,See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`11" x 7`3"	Living Room	Main	13`1" x 13`1"
Bedroom	Main	11`7" x 9`0"	Bedroom	Main	10`9" x 9`11"
Bedroom - Primary	Main	12`4" x 11`5"	3pc Ensuite bath	Main	8`2" x 4`11"
Walk-In Closet	Main	6`2" x 4`11"	4pc Bathroom	Main	8`3" x 6`5"
Dinette	Main	14`7" x 10`3"	Kitchen	Main	9`7" x 14`5"
Pantry	Main	3`8" x 1`7"	Game Room	Basement	23`7" x 15`1"
Laundry	Basement	11`2" x 13`4"	4pc Bathroom	Basement	9`11" x 6`8"

**Bedroom
Den**

**Basement
Basement**

**10`7" x 9`3"
13`2" x 6`5"**

Bedroom

Basement

12`9" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9210351

Remarks

Pub Rmks: **This home is located in the quiet community of Strathmore Lakes Estates. Well maintained bi-level on corner lot with fully fenced yard that could easily have RV parking. This home has an oversized double attached garage. You are welcomed by a large entry way with coat closet. The upper floor has an open concept kitchen and living room. The kitchen has lots of cupboards, pantry, with tasteful stainless appliances. The living room features a wood burning fire place and large west facing window. There is a main 4 piece bath, and 3 generous bedrooms on the main. The primary bedroom has a walk in closet and a 3 piece bath. The lower has 2 bedrooms, a large family room, a den and laundry area. A large portion of the home has been repainted. This home is move in ready with quick possession.**

Inclusions:
Property Listed By: **n/a
RE/MAX Realty Horizon**

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













