



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**243 RANCH RIDGE Meadow, Strathmore T1P 0A9**

MLS®#: **A2162780**

Area: **The  
Ranch Strathmore**

Listing Date: **09/04/24**

List Price: **\$299,000**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Strathmore**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **1,619 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,146**  
Low Sqft:  
Ttl Sqft: **1,146**

DOM

**14**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 4`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`0" x 7`3"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>8`4" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 11`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>6`1" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 19`1"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 10`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$339**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2X**

Legal Desc: **0810941**

Remarks

Pub Rmks: **A Cozy Home in Ranch Ridge Meadow Nestled in the tranquil community of Ranch Ridge Meadow, this charming 243 Ranch Ridge Meadow Strathmore home offers a comfortable and inviting living space. Step into the welcoming foyer, complete with a convenient closet for storing coats and shoes. The spacious living room boasts a large window that floods the space with natural light, creating a bright and airy atmosphere. The adjacent kitchen is equipped with modern appliances, including a microwave hood fan, electric stove, refrigerator, dishwasher, and offers an open concept dining area, perfect for entertaining friends and family. A convenient 2-piece bathroom completes the main floor layout. Upstairs, the master bedroom features a walk-in closet, providing ample storage space for your wardrobe. The ensuite bathroom offers a private and luxurious retreat. Two additional bedrooms, each with their own closet, share a 4-piece bathroom, ensuring plenty of space for everyone. The unfinished basement offers a blank canvas for future customization, whether you envision a home office, a recreational room, or additional bedrooms. Outside, the backyard provides a peaceful outdoor space for enjoying the fresh air and relaxing in nature. With its comfortable layout, modern amenities, and prime location, this home offers a perfect blend of comfort and convenience.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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