



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**350 RANCH RIDGE Court, Strathmore T1P 0B4**

MLS®#: **A2163957**

Area: **The  
Ranch Strathmore**

Listing **09/11/24**

List Price: **\$500,000**

Status: **Pending**

County: **Wheatland County**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Strathmore**  
Year Built: **2007**

Lot Information  
Lot Sz Ar: **4,352 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Front Yard,Landscaped**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,On Street**

DOM

**8**

Layout

Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Bar,Ceiling Fan(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`8" x 8`8"
Living Room	Main	12`0" x 13`7"
4pc Ensuite bath	Main	8`1" x 4`11"
Entrance	Main	11`11" x 8`10"
Bedroom	Lower	11`7" x 10`4"
Family Room	Lower	14`0" x 21`10"

Room	Level	Dimensions
Kitchen	Main	10`8" x 10`7"
Bedroom - Primary	Main	16`5" x 11`11"
Bedroom	Main	10`8" x 11`4"
Bedroom	Lower	9`11" x 12`9"
4pc Bathroom	Lower	7`7" x 4`11"
Furnace/Utility Room	Lower	12`6" x 14`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**0711616**

Remarks

Pub Rmks: **Well Maintained Property. Semi Detached Home. Just the Garage is Attached. Central Air Conditioned. Pride of Ownership. Deck 10'8X 10. Private Fenced Backyard. Pet Friendly. Fully Developed. Wonderful Neighbors. Subdivision of Choice. Double Front Attached Garage. Amazing Bilevel on a huge pie shaped lot. Better than New. Fully Landscaped. Manicure Lawn. Underground Sprinkler System. Safe Cul-de-sac,. Fully developed square footage is over 2000+. Primary bedroom with ensuite. Main Floor Living At Best! Kitchen is Bright. Eatin Area opens onto the Deck. No Common Back Fence or Homes Behind You! Main floor open concept. Spacious and Bright. Great room has gas fireplace. Good Sized Entrace/foyer.us walk-in closet. Fully developed lower level has great sized bedroom. Great floor plan. Layout for privacy away from rec room, spacious full bath. The driveway is oversized and can easily fit up to 2 additional vehicles. Close proximity to schools, parks, shopping, restaurants & additional town amenities, this home is a must see! Book a showing today.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Landan Real Estate**

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











