



THE
A-TEAM

**RE/MAX
FIRST**

340 PARKVIEW Estates, Strathmore T1P1K8

MLS®#: **A2165089**

Area: **Parkwood**

Listing Date: **09/12/24**

List Price: **\$779,500**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2006**
Lot Information
Lot Sz Ar: **7,850 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,570**
Low Sqft:
Ttl Sqft: **1,570**

DOM

7
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **9**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Front Yard**
Park Feat: **Double Garage Attached,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Ceiling Fan(s),Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 11`8"
Dining Room	Main	13`6" x 5`4"
Bedroom	Main	11`3" x 10`9"
4pc Ensuite bath	Main	8`8" x 10`5"
Bedroom	Basement	14`0" x 11`8"
Kitchen	Basement	13`8" x 13`10"
4pc Bathroom	Basement	8`8" x 4`11"

Room	Level	Dimensions
Living Room	Main	17`11" x 15`5"
Bedroom - Primary	Main	15`1" x 13`4"
4pc Bathroom	Main	8`5" x 7`9"
Bedroom	Second	13`10" x 19`0"
Bedroom	Basement	13`8" x 9`5"
Family Room	Basement	16`11" x 13`8"
Furnace/Utility Room	Basement	12`2" x 13`2"

Title: **Fee Simple**
 Legal Desc: **9011897**

Zoning: **R1**

Remarks

Pub Rmks: **** OPEN HOUSE SATURDAY SEPT 14 - 11AM-2PM** Welcome home to this beautifully well maintained home on a quiet street in Strathmore. This bi-level ticks all the boxes! As you walk in you will notice the large inviting entry way. The main level boasts lots of natural sunlight with an open concept, a well appointed kitchen with an island and newer stainless steel appliances, including a new GAS RANGE. The living room is a lovely space to cozy up to the GAS fireplace, HARDWOOD FLOORS. The dining area allows for a nice sized table and features the door leading out to the large WEST FACING deck. This floor features a primary suite retreat with an ensuite you are sure to fall in love with! The ensuite features a separate corner soaker tub and a beautifully updated large shower, with a great sized walk in closet. Additionally, there a second bedroom and an updated 4 pc main bath on this floor. The hallway closet is currently set up for storage but it has laundry hook up's, making main floor laundry a possibility. Head up a few stairs to a large third bedroom - currently used as an office. You will notice the carpet on the main floor was recently replaced as well. Head downstairs to the recently completed Illegal Suite. With the walkout basement you will notice it does not feel like a basement and has new french doors opening up to the spacious backyard. This kitchen is a CHEF/BAKER'S dream with a GAS RANGE and lots of cupboards with QUARTZ counter space. The open concept with a nice sized living space with a gas stove (on a thermostat) to keep you warm. There are 2 nice sized bedrooms along with a 4 pc bath, the utility room hosts the laundry along with a water softener. You will notice the DOUBLE ATTACHED HEATED Garage (22'8" x 22'11") plus a DETACHED HEATED OVERSIZED Garage (19'5" x 25'6") in the back- a dream come true for many! The detached garage has 220V power. But wait we are not done There is also additional parking in the Rear (back lane access) for a small RV or vehicles. Bring all the vehicles to this home! Enjoy the outdoor space with the fully fenced backyard with a central fire pit. Do you have a green thumb? Then check out the GREEN HOUSE in the backyard. The whole property has been upgraded to 200amp service as well. This home is truly a home that needs to be seen to be appreciated, contact your favourite Realtor® today to book your private showing.**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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











