



THE
A-TEAM

**RE/MAX
FIRST**

217 MAPLE GROVE Crescent, Strathmore T1P 1G1

MLS®#: **A2165321**

Area: **Maplewood**

Listing Date: **09/13/24**

List Price: **\$484,900**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **1990**

Finished Floor Area

Abv Sqft: **1,108**

Low Sqft:

Ttl Sqft: **1,108**

Lot Information

Lot Sz Ar: **5,457 sqft**

Lot Shape:

DOM

6

Layout

Beds: **4 (2 2)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Lawn,Rectangular Lot,Treed
220 Volt Wiring,Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Heated
Garage,Insulated,Off Street,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Mid Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue,Fire Pit,Lighting,Private Yard,Rain
Gutters**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Freezer,Garburator,Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer/Dryer Stacked**

Int Feat: **Breakfast Bar,Ceiling Fan(s),Chandelier,Closet Organizers,Jetted Tub,Laminate Counters,Pantry,Storage,Walk-In Closet(s),Wood Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 6`3"	Living Room	Main	13`4" x 12`8"
Nook	Main	12`0" x 7`1"	Kitchen	Main	12`0" x 8`0"
Pantry	Main	1`9" x 1`10"	Other	Main	7`0" x 3`4"
Dining Room	Main	11`4" x 10`7"	4pc Bathroom	Main	6`5" x 7`3"
Bedroom	Main	14`10" x 8`4"	Bedroom - Primary	Main	12`0" x 11`8"
Walk-In Closet	Main	5`4" x 4`2"	Bedroom	Basement	15`10" x 12`3"
Storage	Basement	9`5" x 3`4"	4pc Bathroom	Basement	9`6" x 14`0"

Game Room
Bedroom

Basement
Basement

19`1" x 15`7"
12`7" x 9`3"

Laundry

Basement

9`7" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7911019

Remarks

Pub Rmks:

Welcome to your beautiful bi-level family home nestled in the welcoming town of Strathmore. As you step through the front door, you are greeted by a spacious entrance with stairs that lead you up to the heart of the home. Your living room awaits at the top, offering a warm and inviting space perfect for relaxing with family or entertaining guests. This gem boasts four bedrooms and two bathrooms, offering a perfect blend of comfort and style. The kitchen features ample counter space and a pantry, ready to inspire your culinary creativity. In addition, the light-filled living space leads you into a beautiful dining room, perfect for hosting family gatherings. The finished lower level provides extra living space with a large rec room ideal for movie nights, gaming, or a home gym. With a dedicated laundry space, convenience is at your fingertips. Step outside to enjoy your newer deck, an inviting space for summer barbecues or peaceful morning coffee, surrounded by the tranquility of your yard. This home combines comfort, practicality, and a bit of flair, making it the perfect place to call home. Outback you will find your detached double oversized heated garage. This dream space comes with 220 wiring, offering plenty of room for your vehicles, tools, and all your DIY projects. Whether you are a car enthusiast or a hobbyist, this space will be your go to sanctuary. Location, location, location! This home is perfectly situated on a quiet crescent near all of Strathmore's best amenities. Just a short walk away, you will find beautiful parks and bike paths where you can take in the fresh Alberta air. There are excellent schools nearby, making it a great choice for families. The local hospital ensures peace of mind, and the nearby lake offers a serene retreat for picnics, afternoon stroll and family outings. For your daily needs, you will be minutes from grocery stores and a variety of other retail options. Whether you are running errands or in need of a fun day out, everything is at your fingertips. If you are a golf lover, the nearby golf course offers the perfect way to spend a sunny afternoon. Put on your cowboy boots and join in the community fun with the annual Strathmore Stampede where families gather to enjoy the beautiful agricultural heritage. Everything you need is within reach, providing the perfect balance of convenience and community. Home sweet home!

Inclusions:

TV wall mounts (2), 2 TVs (bedroom and rec room), curtain rods (all), floating shelf in kitchen, ceiling fan(s) (AS IS), window coverings (blinds only AS IS), fire pit (back yard), built in shelving in garage (metal shelf near window, locker, cupboard, lumber, crown molding, door, materials for home in garage mezzanine), BBQ on deck, patio furniture (4 chairs, table, umbrella)

Property Listed By:

Royal LePage Benchmark

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







