



THE
A-TEAM

**RE/MAX
FIRST**

866 BRIARWOOD Road, Strathmore T1P 1E9

MLS®#: **A2166128** Area: **Brentwood Strathmore** Listing Date: **09/16/24** List Price: **\$400,000**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore** Finished Floor Area
Year Built: **1972** Abv Sqft: **1,194**
Low Sqft:
Lot Sz Ar: **4,994 sqft** Ttl Sqft: **1,194**
Lot Shape:

Access:
Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level**
Park Feat: **Double Garage Detached,Off Street,RV Access/Parking**

DOM

3
Layout
Beds: **4 (4)**
Baths: **1.0 (1 0)**
Style: **Modular Home**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Manufactured Floor Joist**
Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Linoleum**
Sewer: Ext Feat: **Private Entrance** Water Source:
Fnd/Bsmt: **None,Piling(s)**
Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	8`8" x 11`1"	4pc Bathroom	Main	7`10" x 8`11"
Bedroom	Main	9`9" x 11`3"	Mud Room	Main	6`10" x 3`3"
Laundry	Main	3`1" x 5`0"	Bedroom	Main	7`5" x 8`3"
Dining Room	Main	7`4" x 7`1"	Kitchen	Main	10`8" x 10`9"
Living Room	Main	13`4" x 13`3"	Entrance	Main	5`0" x 7`7"
Furnace/Utility Room	Main	5`3" x 11`4"	Bedroom	Main	9`7" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010030

Zoning:
MHS

Remarks

Pub Rmks: **Heated Tandem Garage with Hoist. RV Parking. Massive Front Drive access Driveway. Expansive Not Expensive Property. 4 Bedrooms in this modular home. Open kitchen living room design. Large yard with oversized shed. Private Front Deck with lattice ,enclosed covered. patio. Priced to Sell. Main Floor Living at Best.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Landan Real Estate**

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









