



THE
A-TEAM

**RE/MAX
FIRST**

413 3 Street, Strathmore T1P 1B9

MLS®#: **A2166383**

Area: **Downtown_Strathmore** Listing **09/17/24**
Date:

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: **1961**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,010**
Low Sqft:
Ttl Sqft: **3,010**

DOM

2
Layout
Beds: **7 (5 2)**
Baths: **3.5 (3 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:
Lot Feat: **Corner Lot,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`3" x 13`2"
Kitchen	Main	16`6" x 11`7"
Bedroom	Main	13`3" x 10`4"
Bedroom	Basement	11`9" x 10`0"
Bedroom	Second	12`0" x 11`0"
Kitchen	Basement	11`10" x 8`9"
Furnace/Utility Room	Basement	15`8" x 11`10"

Room	Level	Dimensions
Dining Room	Main	11`1" x 6`9"
Bedroom - Primary	Main	13`3" x 12`3"
Bedroom	Main	11`6" x 9`8"
Bedroom	Basement	11`3" x 11`9"
Bedroom	Second	13`1" x 12`11"
Living Room	Basement	15`6" x 11`8"
Family Room	Second	20`0" x 15`5"

Kitchen
Laundry
4pc Bathroom
4pc Bathroom

Second
Second
Main
Second

12`5" x 9`2"
5`11" x 5`0"
8`2" x 6`8"
8`2" x 7`11"

Laundry
2pc Bathroom
3pc Bathroom

Main
Main
Basement

13`2" x 12`1"
6`0" x 4`6"
7`11" x 6`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5894P

Zoning:
CB

Remarks

Pub Rmks: **This unique property in the heart of Strathmore sits on a generous rectangular lot, offering a blend of residential and income-generating potential. The main house is a charming bungalow featuring an open-concept layout with a spacious kitchen and living room, three bright bedrooms, and a well-appointed 4-piece bathroom on the main level. The lower level has been converted into an illegal rental suite, complete with two bedrooms, a cozy living area, a compact kitchen, and a 3-piece bathroom. Attached on the north side of the property, a separate addition was once used as an office. With its own entrance, this space offers versatility and could easily be repurposed as a home office or studio. Attached to this area is a double garage, providing ample parking and storage. Above the office and garage, an additional illegal rental suite awaits. This suite boasts a large bedroom, a spacious family room, a full kitchen, a 4-piece bathroom, and a laundry room, making it a self-contained unit ideal for rental or extended family living. This property offers endless possibilities for both personal use and possible rental income.**

Inclusions:
Property Listed By:

N/A
TREC The Real Estate Company

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









