



THE
A-TEAM

**RE/MAX
FIRST**

4B CENTRE Street, Strathmore T1P 1C2

MLS®#: **A2166495** Area: **Downtown_Strathmore** Listing Date: **10/07/24** List Price: **\$419,900**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Strathmore**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **1,445 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,198**
 Low Sqft:
 Ttl Sqft: **1,198**

DOM

10
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
 Park Feat: **Garage Door Opener,Heated Garage,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	9`11" x 4`10"	4pc Bathroom	Main	9`11" x 4`11"
Bedroom	Main	9`11" x 11`1"	Dining Room	Main	15`4" x 6`11"
Foyer	Main	6`10" x 15`7"	Kitchen	Main	11`6" x 9`2"
Laundry	Main	6`7" x 5`11"	Living Room	Main	19`1" x 13`7"
Bedroom - Primary	Main	13`0" x 12`8"	3pc Bathroom	Lower	6`11" x 8`9"
Bedroom	Lower	12`1" x 17`4"	Bedroom	Lower	13`1" x 9`9"
Game Room	Lower	18`6" x 34`11"			

Condo Fee:
\$275

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

Legal Desc: **8911835**

Remarks

Pub Rmks: **Welcome to Adult living at its finest! This 50+ complex is well maintained and has low condo fees! You will be wowed from the minute you walk into the spacious foyer right in the open concept kitchen and living room. The main floor consists of a good sized kitchen with a panty, loads of cabinets, counter space and a breakfast bar for extra seating while entertaining or just eating your breakfast, a dining area and a lovely living room featuring a beautiful fireplace for those chilly days! The living room is spacious and bright with patio doors leading out to the covered deck and beautiful fenced back yard. Completing the main floor you will find 2 bedrooms one of which is the Primary bedroom that has his and her closets and a 3pc ensuite, a 4pc bath and no need to go to the basement to do the laundry.. The laundry room it is situated conveniently in the back entrance which leads to the heated single car garage. The basement it fully developed with 2 bedrooms, a huge Rec Room with a free standing gas fireplace in the den area and a 3pc bathroom. This complex allows pets with Board approval. No large dogs allowed.**

Inclusions: **Tv mount in Living room, umbrella on patio**
Property Listed By: **Royal LePage Benchmark**

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











