

209 STRATHFORD Bay, Strathmore T1P 1P2

MLS®#: **A2167387** Area: **Strathaven** Listing Date: **09/19/24** List Price: **\$530,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Strathmore**
 City/Town: **2000**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **5,274 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Treed**
 Park Feat: **Double Garage Attached**

DOM

93
Layout
 Beds: **5 (4 1)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Vinyl Plank**
 Sewer: **Private Yard** Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	15`10" x 14`2"	Living Room	Main	17`8" x 12`3"
Bedroom - Primary	Main	11`6" x 12`9"	Bedroom	Main	7`11" x 12`2"
Bedroom	Main	8`5" x 9`11"	Bedroom	Basement	9`6" x 13`9"
Bedroom	Main	7`0" x 12`9"	Family Room	Basement	11`5" x 15`4"
3pc Ensuite bath	Main		3pc Bathroom	Main	
3pc Bathroom	Basement				

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**

Legal Desc:

9910219

Remarks

Pub Rmks: **Strathaven is the perfect location for family living. Quick access to "ring road" to major shopping centre's, quick access to Schools, Hospitals and Recreation Centre's. This home is located on a cul-de-sac with front driveway parking. This matured landscaped yard provides shade in the summer for that evening BBQing through summer. Unique shaped lot is almost pie shaped. NEW SHINGLES! This home boasts 5 bedrooms and 3 full bath home. You will love the large kitchen working area with view of the back deck and yard. The living room has laminate flooring and can accommodate large furniture, a Gas fireplace is an added feature. 3 Bedrooms up with the Primary having a 3 pc ensuite and walk in closet. The basement is developed with the laundry/storage room not drywalled but the space in their is huge! 330 sq ft to be exact. Two bedrooms freshly painted and perfect for teenagers, one has a walk in closet that is a mini hideout room! 3 pc bathroom, plus a family room with lots of light and again accommodating large furniture.**

Inclusions:

N/A

Property Listed By:

Royal LePage Lifestyles Realty

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







