



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**  
 Sub Type: **Detached**  
 City/Town: **Strathmore**  
 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**

Finished Floor Area

Abv Sqft: **1,218**  
 Low Sqft:  
 Ttl Sqft: **1,218**

DOM

**62**  
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:      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
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>15`10" x 14`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>17`8" x 12`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 12`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>7`11" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`5" x 9`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 13`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`0" x 12`9"</b>	<b>Family Room</b>	<b>Basement</b>	<b>11`5" x 15`4"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Basement</b>				

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













