

50 PARKWOOD Crescent, Strathmore T1P 1H5

MLS®#: **A2167934** Area: **Parkwood** Listing Date: **09/27/24** List Price: **\$619,900**
 Status: **Active** County: **Wheatland County** Change: **-\$15k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **5,629 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Attached,RV Access/Parking**

Finished Floor Area

Abv Sqft: **1,846**
 Low Sqft:
 Ttl Sqft: **1,846**

DOM

67
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler**
 Sewer:
 Ext Feat: **Rain Gutters**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer/Dryer,Water Purifier,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,High Ceilings,Recessed Lighting,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Lower	13`5" x 16`5"	Laundry	Lower	8`8" x 10`8"
Mud Room	Lower	3`7" x 8`0"	Entrance	Main	5`6" x 13`9"
Kitchen	Main	10`9" x 15`6"	Dining Room	Main	10`0" x 10`7"
Living Room	Main	9`6" x 15`0"	Bedroom - Primary	Upper	11`9" x 14`5"

Bedroom
Other
Flex Space
4pc Bathroom

Upper
Basement
Basement
Upper

9`9" x 12`11"
2`9" x 5`9"
11`4" x 15`0"
4`11" x 8`8"

Bedroom
Game Room
2pc Bathroom
3pc Ensuite bath

Upper
Basement
Lower
Upper

9`8" x 10`8"
14`9" x 14`10"
4`8" x 7`6"
4`1" x 7`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910178

Zoning:
R1

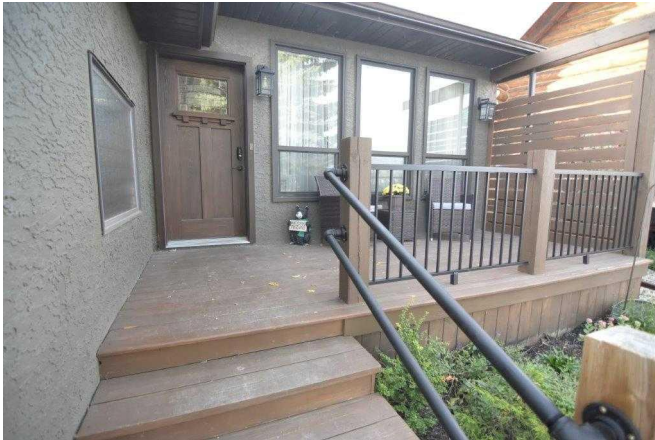
Remarks

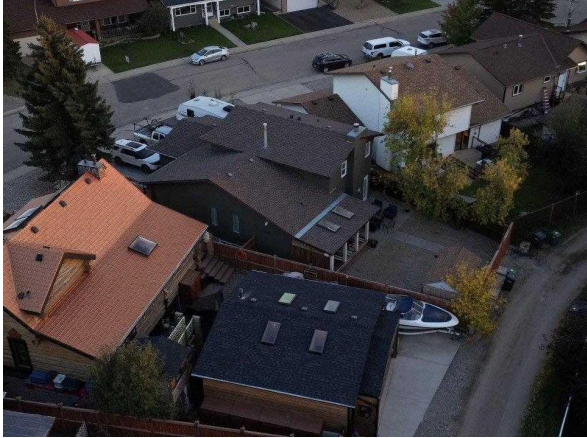
Pub Rmks: **Over 2468 sqft of developed living. This turnkey 3 bedroom home boasts impressive curb appeal with maintenance free landscaping. RV parking. Front yard looks out onto green space with walking paths by a canal. Professionally renovated with high end material and high efficiency appliances. Walk into 9' ceilings with maple hardwood' vinyl plank, porcelain tile and quartz counter tops. Main floor has new kid friendly gas fireplace. heated with brand new 98% efficient boiler system, each level has its own heating zone. Filtered water on all taps.**

Inclusions: **Storage Shed**

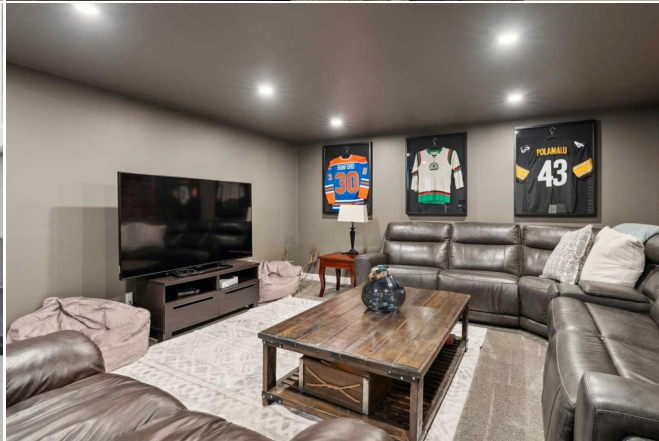
Property Listed By: **KIC Realty**

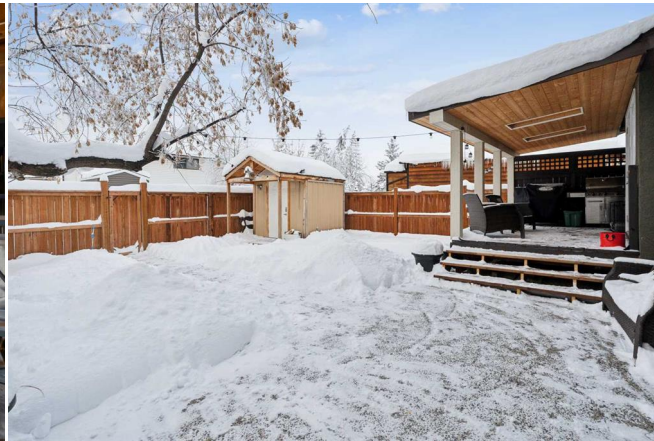
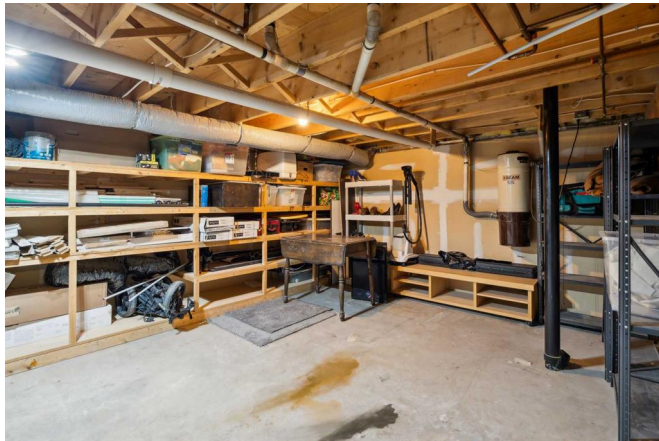
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











50 Parkwood Crescent, Strathmore, AB

Main Floor Exterior Area 1170.20 sq ft
Interior Area 1264.66 sq ft
Excluded Area 828.11 sq ft



0 3 6 9

PREPARED: 2024/11/28

While regions are excluded from total floor area in EXCLUDED floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

50 Parkwood Crescent, Strathmore, AB

2nd Floor Exterior Area 663.00 sq ft
Interior Area 610.18 sq ft



0 3 6 9

PREPARED: 2024/11/28

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