

337 STRATHFORD Boulevard, Strathmore T1P 1S4

A2168538 09/27/24 List Price: **\$525,000** MLS®#: Area: Strathaven Listing

Status: Active County: **Wheatland County** Change: +\$30k, 05-Nov Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2000 Lot Information

Lot Sz Ar: Lot Shape: Residential

Strathmore Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 4,919 sqft 1,194

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

55

Ttl Park: 2 Garage Sz: 2

5 (3 2)

2.0 (2 0)

Bungalow

Access:

Lot Feat: Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot

Park Feat: 220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Oversized, RV Access/Parking

1,194

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Sewer: Flooring:

Ext Feat: **Private Yard Carpet, Ceramic Tile**

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: Bathroom Rough-in, Ceiling Fan(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 4`11"	4pc Ensuite bath	Main	4`11" x 7`6"
Bedroom	Main	10`7" x 11`9"	Bedroom	Main	9`1" x 12`7"
Dining Room	Main	11`7" x 14`7"	Kitchen	Main	8`4" x 12`2"
Living Room	Main	12`8" x 14`6"	Bedroom - Primary	Main	13`5" x 14`6"
Bathroom - Roughed-in	Basement	8`6" x 13`6"	Bedroom	Basement	12`2" x 10`2"
Bedroom	Basement	8`7" x 14`1"	Walk-In Closet	Basement	11`4" x 13`6"
Game Room	Basement	17`2" x 13`6"	Storage	Basement	5`1" x 6`7"

Furnace/Utility Room Basement 5`1" x 6`7"

Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **9912898**

Remarks

Pub Rmks:

Welcome to 337 Strathford BLVD, a well-maintained raised bungalow initially built by Talisman Homes. This home offers five bedrooms plus a den in the family-friendly community of Strathaven. Ideally located close to schools, the hospital, and local recreation facilities, this home provides convenience and easy access to all Strathmore offers. The spacious kitchen is updated with new stainless-steel appliances, oak cabinetry, and a breakfast bar—perfect for hosting everyday family meals. Due to this past summers hail storm the home will have the roof replaced on the home and garage, vinyl siding, facia and gutters as well as some window screens. In addition to this work to be done on the home there has been other recent upgrades on the main floor which include luxury vinyl plank flooring and new baseboards. The large primary bedroom accommodates a king-sized bed and features a walk-in closet and a 4-piece ensuite. Freshly painted, the main floor also includes two additional bedrooms. The fully finished basement offers two more bedrooms and a versatile den, with large windows providing plenty of natural light. The family room is wired for surround sound, and the basement is roughed-in for a future bathroom. Outside, the landscaped yard features extensive concrete walkways and parking space for an RV adjacent to the oversized 26x25 heated garage. The garage comes equipped with 8'x9' and 8'x8' doors and 220 wiring, ideal for projects or hobbies. With recent updates and RV parking, this move-in-ready home offers comfort, style, and excellent functionality.

Inclusions: N/A

Property Listed By: **eXp Realty**

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