



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**859 BRENTWOOD Crescent, Strathmore T1P 1E5**

MLS® #: **A2169250** Area: **Brentwood Strathmore** Listing Date: **09/27/24** List Price: **\$289,900**  
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Strathmore**  
City/Town: **Strathmore**  
Year Built: **1977**  
Lot Information  
Lot Sz Ar: **5,618 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,403**  
Low Sqft:  
Ttl Sqft: **1,403**

DOM  
**55**  
Layout  
Beds: **3 (3)**  
Baths: **1.0 (1 0)**  
Style: **Single Wide Mobile Home**

Parking  
Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**  
Construction: **Vinyl Siding**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Piling(s)**  
Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **Soaking Tub**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`5" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`9" x 8`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 7`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 16`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`5" x 16`4"</b>

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **MHS**

Legal Desc:

7710634

Remarks

Pub Rmks:

**Attention new home owners! Great starter home in Strathmore. This charming home features 3 spacious bedrooms and a good sized bathroom with soaker tub, perfect for families or those seeking extra space. The inviting living room offers a warm atmosphere for relaxation and gatherings. The kitchen boasts plenty of counter space and storage, making meal prep a breeze. Step into the large mud room, ideal for transitioning from the outdoors and keeping your home tidy. The updated flooring throughout adds a modern touch and is easy to maintain. Situated on a good-sized lot, with two sheds for all your outdoor storage, you'll have ample outdoor space for gardening, play, or entertaining. Don't miss out on this lovely home that perfectly balances comfort and functionality. Close to great schools and all amenities. Schedule your showing today. Don't forget to check out the virtual tour.**

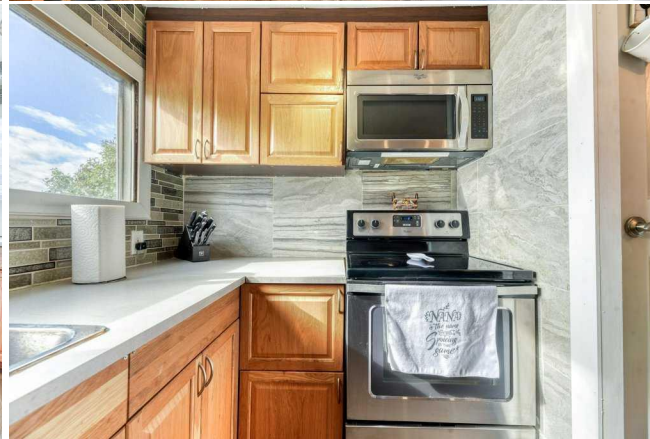
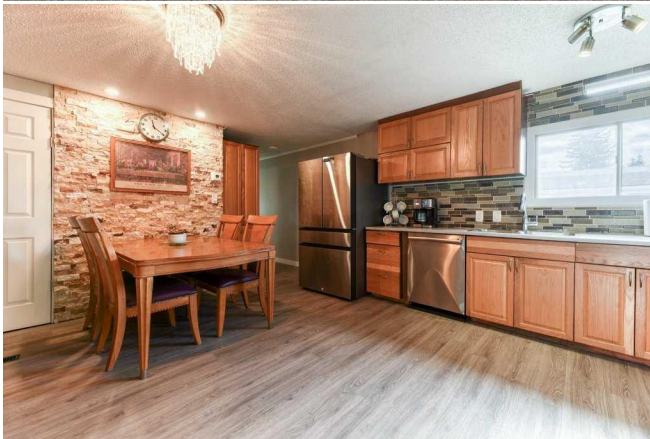
Inclusions:

2 sheds

Property Listed By:

RE/MAX Key

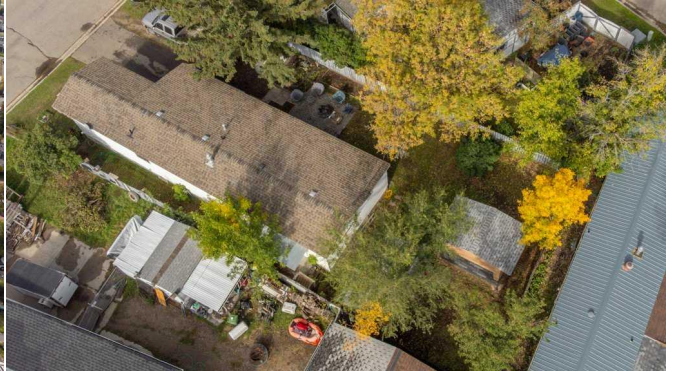
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**859 Brentwood Crescent, Strathmore, AB**

Main Floor    Exterior Area 1463.03 sq ft  
Interior Area 1307.53 sq ft



PREPARED: 2024/09/27



White regions are excluded from total floor area in ASU/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.