



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**340 PARKVIEW Estates, Strathmore T1P 1K8**

MLS®#: **A2171030**

Area: **Parkwood**

Listing Date: **10/04/24**

List Price: **\$739,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$5k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **7,846 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,550**  
Low Sqft:  
Ttl Sqft: **1,550**

DOM

**47**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **6**  
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Level,See Remarks**  
Park Feat: **Alley Access,Double Garage Attached,Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Heated Garage,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	11`4" x 10`9"
4pc Ensuite bath	Main	8`10" x 10`4"
4pc Bathroom	Main	4`11" x 7`10"
Dining Room	Main	13`0" x 5`5"
Living Room	Main	18`6" x 15`6"
Bedroom	Upper	13`10" x 19`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	14`0" x 12`2"
Laundry	Main	3`3" x 4`5"
Kitchen	Main	13`6" x 11`9"
Entrance	Main	2`6" x 5`5"
Entrance	Main	5`2" x 7`4"
Family Room	Basement	16`11" x 13`9"

**Kitchen With Eating Area**  
**4pc Bathroom**  
**Furnace/Utility Room**

**Basement**  
**Basement**  
**Basement**

**13`8" x 13`9"**  
**8`9" x 4`11"**  
**12`6" x 13`6"**

**Bedroom**  
**Bedroom**

**Basement**  
**Basement**

**13`7" x 9`4"**  
**10`2" x 11`8"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**9011897**

Zoning:  
**R1**

Remarks

Pub Rmks:

**2 GARAGES!! FULLY FINISHED WALK OUT!! This home has many updates and is move in ready. Situated close to park, green space, schools, shopping, bike paths and more. You are welcomed by a large entry way that has access to your 23x23 oversized attached heated garage. The main floor features vaulted ceilings and beautiful refinished hardwood floors. The living room features large bright east facing windows, a natural gas fireplace and open concept to your beautiful kitchen. The kitchen boasts many cupboards and counter space, newer appliances, gas stove, pantry, and door to your back deck. There is also an appliance pantry, but this appliance pantry is really suppose to be the main floor laundry area. The primary bedroom is large enough for king furniture. The ensuite has a reconfigured spa retreat with a beautiful walk in shower, a separate soaker tub and a massive walk in closet. 2 great size junior rooms and a main 4 piece bathroom that complete the main floor. The lower is fully developed with an awesome games area and full wet bar. There is a large bright living room with door to your back yard and oversized 25x20 detached heated garage with 220 amp service. The wet bar has tasteful white cabinets and granite counter tops. There is 2 generous bedrooms and another laundry area. The yard still has plenty of room for the family. Everything new is the Roof September 2024, Carpet December 2023, Hardwood finished October 2024, appliances, hot water tank 2018, basement development 2024. This home also has a water softener and is 200 amp service throughout. This home is a must see.**

Inclusions:  
Property Listed By:

**storage shed, cabinets in lower and upper laundry rooms, tv wall mount in master, 2nd gas stove, 2nd refrigerator, 2nd dishwasher, 2nd microwave hood fan RE/MAX Realty Horizon**

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













