



THE
A-TEAM

**RE/MAX
FIRST**

2 WELLINGTON Cove, Strathmore T1P 1M3

MLS® #: **A2173736** Area: **Westmount_Strathmore** Listing Date: **11/06/24** List Price: **\$409,900**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Strathmore**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **2,572 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **945**
 Low Sqft:
 Ttl Sqft: **945**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape, No Neighbours Behind, Level**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Linoleum, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Ceiling Fan(s)**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7'5" x 9'3"
Dining Room	Main	8'4" x 9'11"
Laundry	Main	6'7" x 8'6"
Bedroom - Primary	Main	11'2" x 14'6"
Bonus Room	Lower	12'1" x 14'11"
Game Room	Lower	18'8" x 31'7"
Furnace/Utility Room	Lower	7'0" x 7'4"

Room	Level	Dimensions
Bedroom	Main	9'7" x 11'8"
Kitchen	Main	10'11" x 13'11"
Living Room	Main	11'3" x 16'1"
3pc Bathroom	Lower	6'0" x 7'11"
Den	Lower	12'2" x 11'6"
Storage	Lower	2'9" x 9'4"

Title:
Fee Simple
Legal Desc:

9410119

Zoning:
R3

Remarks

Pub Rmks: **Welcome to this charming attached bungalow with NO CONDO FEES. Nestled in a peaceful cul-de-sac with excellent access for commuters - this property offers all the space you need for comfortable living. A fully finished home that boasts a thoughtful, open-concept layout with main floor living at its best. Step inside to a bright and airy living space, complete with a cozy front deck to enjoy quiet moments or people watching. The spacious kitchen flows into a welcoming dining area, perfect for both everyday meals and entertaining. The generous sized master bedroom, conveniently located on the main floor, features his and her closets, providing plenty of storage space plus it leads to the "cheater" bathroom. A main floor laundry room adds convenience and makes everyday chores a breeze. The home also offers an oversized attached single garage (L21' x W11'), providing ample room for your vehicle and additional storage. Outside, enjoy your beautifully landscaped south facing backyard with no neighbors behind, ensuring maximum privacy. The back deck is perfect for relaxing or hosting friends and family. A perfect property for investors and first time homebuyers - it is located within a short walking distance to Westmount Elementary School. With NO CONDO FEES and so many thoughtful features, this property offers the ideal blend of comfort, privacy, and convenience. Book a showing today with your AWESOME Realtor.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

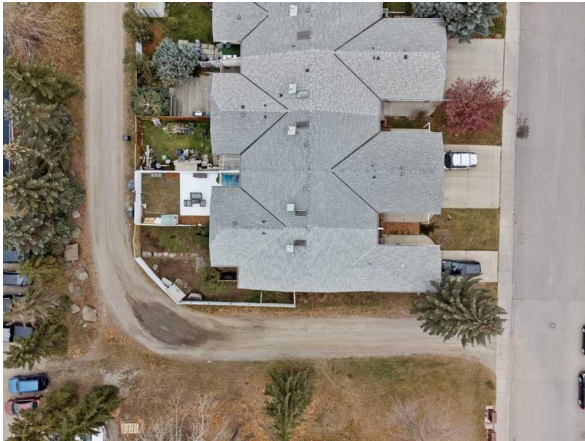
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2 Wellington Cove, Strathmore, AB

Main Floor Exterior Area 1021.03 sq ft
Interior Area 988.12 sq ft
Excluded Area 287.11 sq ft



PREPARED: 2024/1/05



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

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Basement (Below Grade) Exterior Area 957.16 sq ft
Interior Area 888.08 sq ft



PREPARED: 2024/1/05



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