



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**111E 4 Avenue, Strathmore T1P 1T5**

MLS®#: **A2175259** Area: **Downtown\_Strathmore** Listing Date: **10/24/24** List Price: **\$218,000**  
Status: **Pending** County: **Wheatland County** Change: **-\$21k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Strathmore**  
Year Built: **2011**  
Lot Information  
Lot Sz Ar: **931 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **918**  
Low Sqft:  
Ttl Sqft: **918**

DOM

**28**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bi-Level,Up/Down**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot,See Remarks**  
Park Feat: **Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`3" x 9`5"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`10" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$160** Title: **Fee Simple** Zoning: **R3**  
Fee Freq:

Legal Desc:	1211340	Monthly	Remarks
Pub Rmks:	<b>Welcome to the vibrant city of Strathmore, Alberta! Ideally located in the heart of downtown, this beautiful townhouse combines modern living with unbeatable convenience and low condo fees. Featuring 2 bedrooms, 1 bathroom, and a spacious, open-concept kitchen and living area, this home is designed for both comfort and style. Step outside and enjoy all that Strathmore has to offer, from scenic parks and pathways to a thriving community spirit. Walk to the beautiful Kinsmen Park or explore nearby amenities, including grocery stores, restaurants, coffee shops, boutiques, schools, and recreational facilities. Don't miss this opportunity—contact your favorite Realtor today to schedule a showing!</b>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

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







