



THE
A-TEAM

**RE/MAX
FIRST**

265 WILDROSE Drive, Strathmore T1P 0H4

MLS®#: **A2176101** Area: **Wildflower** Listing **10/29/24** List Price: **\$679,000**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore** Finished Floor Area
 Year Built: **2023** Abv Sqft: **2,003**
Lot Information Low Sqft:
 Lot Sz Ar: **4,098 sqft** Ttl Sqft: **2,003**
 Lot Shape:

DOM

22
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator**
 Int Feat: **Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Pantry,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	9`11" x 9`11"
Dining Room	Main	12`0" x 10`0"	Kitchen	Main	12`11" x 13`8"
Living Room	Main	14`8" x 14`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"	Bedroom	Upper	10`11" x 11`4"
Bedroom	Upper	10`6" x 10`4"	Bonus Room	Upper	16`5" x 16`3"
Laundry	Upper	8`2" x 5`6"	Bedroom - Primary	Upper	11`7" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910111

Zoning:
R1

Remarks

Pub Rmks: **Step into this stunning newly built custom 2-storey home built by renowned Trilogy Homes. Offering just over 2,000 sq ft of beautifully designed living space. The open floor plan on the main level is complemented by luxury vinyl plank flooring, creating a seamless flow throughout. The gourmet kitchen is a chef's dream, featuring elegant white cabinetry, a spacious island, and stunning stone countertops—perfect for entertaining or casual family meals. Open to the dining area and living room with gas fireplace. A main floor bedroom provides convenience and flexibility for guests or a home office. Upstairs, you'll find ample space with three generously sized bedrooms, including a luxurious primary suite. The primary bedroom boasts a 4-piece ensuite complete with a double vanity, ensuring comfort and privacy. The large bonus room offers endless possibilities for a playroom, media space, or additional living area, and the conveniently located laundry room makes everyday chores a breeze. The undeveloped basement is a blank canvas, ready for your personal touch to expand your living space even further. This home is a perfect blend of style, space, and functionality—ideal for modern living. This home is located at the end of the street backing the canal and is equipped with AC! Don't miss out on the opportunity to make it yours!**

Inclusions: n/a
Property Listed By: **RE/MAX Key**

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













