



THE
A-TEAM

**RE/MAX
FIRST**

604 WESTCHESTER Road, Strathmore T1P 1B1

MLS® #: **A2177828**

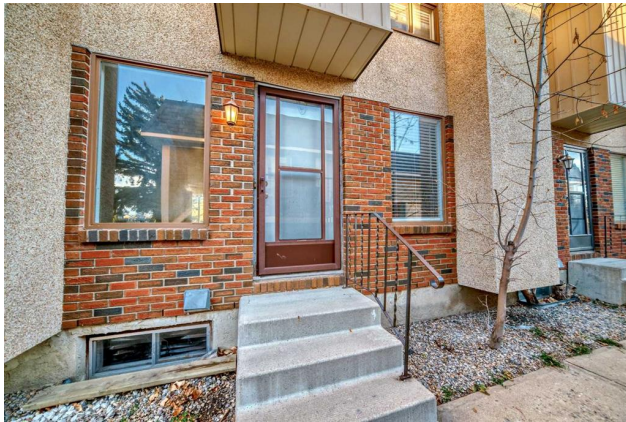
Area: **Westmount_Strathmore** Listing Date: **11/08/24**

List Price: **\$300,000**

Status: **Pending**

County: **Wheatland County** Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Strathmore**
Year Built: **1975**
Lot Information
Lot Sz Ar: **549 sqft**
Lot Shape: **None**

Finished Floor Area

Abv Sqft: **1,125**
Low Sqft: **1,125**
Ttl Sqft: **1,125**

DOM

13
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **None**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Level**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Linoleum**
Water Source: **None**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**
Utilities: **None**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`6" x 3`4"	Entrance	Main	7`10" x 3`11"
Living Room	Main	13`11" x 13`5"	Kitchen	Main	9`5" x 11`7"
Pantry	Main	4`1" x 2`1"	Eat in Kitchen	Main	6`0" x 10`4"
2pc Bathroom	Main	6`7" x 2`10"	Bedroom - Primary	Second	12`1" x 11`10"
Walk-In Closet	Second	4`11" x 6`4"	Bedroom	Second	13`9" x 8`7"
Bedroom	Second	10`2" x 8`4"	4pc Bathroom	Second	8`6" x 4`11"
Game Room	Lower	13`3" x 17`7"	Den	Lower	9`8" x 9`7"

Furnace/Utility Room	Lower	17` 6" x 10` 2"	Legal/Tax/Financial
Condo Fee: \$200		Title: Fee Simple Fee Freq: Monthly	Zoning: R3
Legal Desc:	7610882	Remarks	
Pub Rmks:	HOME FOR CHRISTMAS. Fully Developed. Freshly Painted. New Carpet. Bright and Spacious. Option of a 4th Bedroom. Pet Friendly with Board Approval. Reasonable LOW Condo Fees. Location. Location. Location. Across the road Wheatland Elementary School. Affordable Housing. Invest in Yourself Not Your Landlord. 2 on site Parking Stalls, Spacious East Exposure Deck. Gas Insert Fireplace. Your Own Front and Back Door.		
Inclusions:	N/A		
Property Listed By:	RE/MAX Landan Real Estate		

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



