



THE
A-TEAM

**RE/MAX
FIRST**

1275 STRATHCONA Road, Strathmore T1P 1T1

MLS®#: **A2178066**

Area: **Strathaven**

Listing Date: **11/07/24**

List Price: **\$529,900**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2005**
Lot Information
Lot Sz Ar: **5,274 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,299**
Low Sqft:
Ttl Sqft: **1,299**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	8`11" x 9`11"
Dining Room	Main	14`2" x 11`3"
Living Room	Main	14`0" x 17`7"
3pc Bathroom	Lower	0`0" x 0`0"
Bonus Room	Lower	11`7" x 14`6"
Game Room	Lower	13`8" x 21`9"

Room	Level	Dimensions
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	8`10" x 10`4"
Kitchen	Main	14`2" x 11`3"
Bedroom - Primary	Main	12`2" x 12`0"
Bedroom	Lower	13`4" x 14`8"
Den	Lower	8`10" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0412952

Remarks

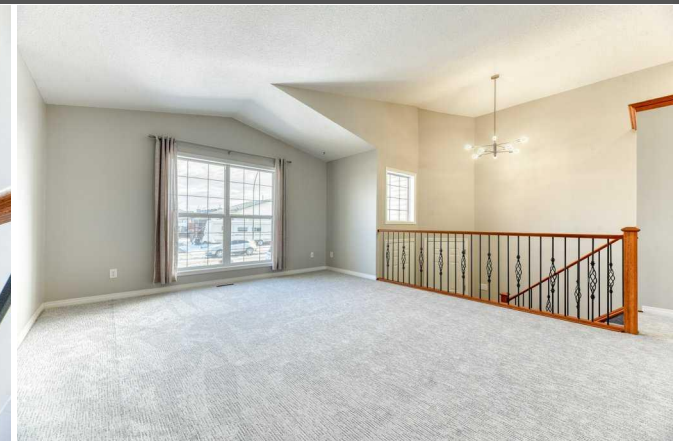
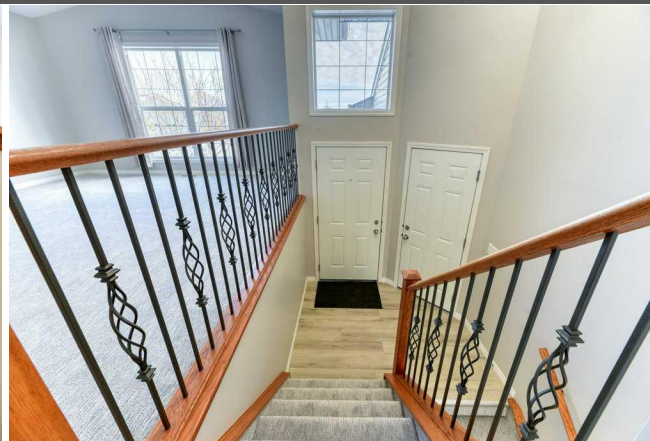
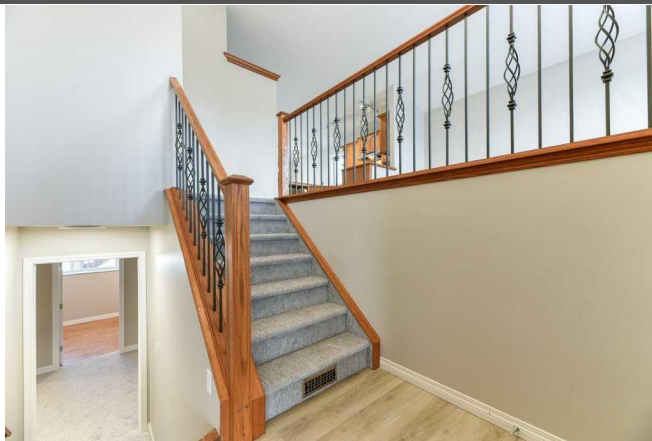
Pub Rmks:

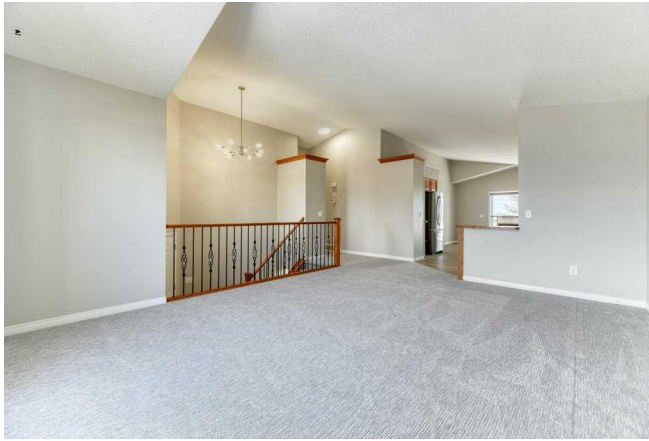
Welcome to this beautifully renovated bi-level home, offering a perfect blend of modern upgrades and functional living space. Located in a family-friendly cul-de-sac and backing onto serene green space, this home provides both privacy and convenience in a peaceful setting. The open-concept design of the main floor, and large windows flood the space with natural light, creating a bright and inviting atmosphere. It's the perfect setting for entertaining guests or unwinding with family in a comfortable, spacious environment. The kitchen features a convenient breakfast bar and ample space for a dining table, making it ideal for family meals. Enjoy cooking in style with brand new, high-quality appliances, including a standout oven featuring a built-in air fryer for healthier, quicker meals. With 5 spacious bedrooms and an additional office space, this home is ideal for growing families, remote workers, or anyone needing extra room for hobbies or a home gym. Both upstairs bathrooms include a bathtub, while the basement bathroom features a generously sized shower, providing convenience and comfort for the whole family. The fully finished basement is a welcoming retreat with ample natural light, a pellet stove, and plenty of room for additional living or entertainment spaces. The entire home has been freshly painted, offering a clean, modern palette ready for your personal touch. Fully updated brand-new flooring throughout, including plush carpet in the bedrooms and living areas, and durable vinyl plank in the kitchen and bathrooms—offering both easy maintenance and lasting durability. Outside, the deck off the kitchen has been meticulously sanded and features newly built stairs leading down to the expansive backyard. Enjoy a cozy fireplace, plenty of room for gardening, an RV pad and stunning views, including the iconic Strathmore Rodeo grounds. Finishing off the exterior is a brand new roof. It's the perfect outdoor space for relaxation and entertainment. This home is truly move-in ready, offering a fresh, modern feel with functional spaces for every need. Don't miss out on the opportunity to make this stunning property your own! Be sure to check out the virtual tour.

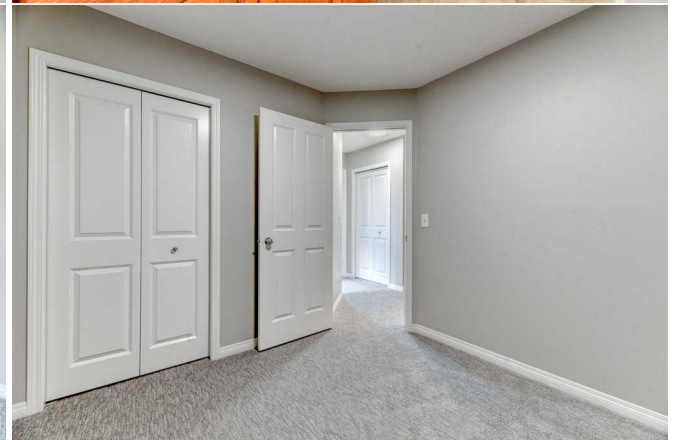
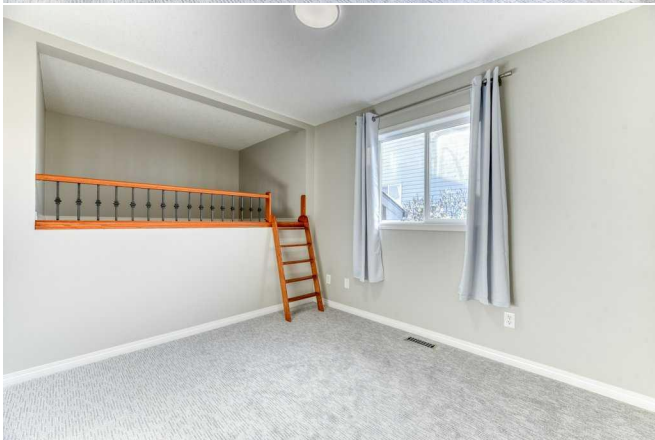
Inclusions:
Property Listed By:

n/a
RE/MAX Key

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

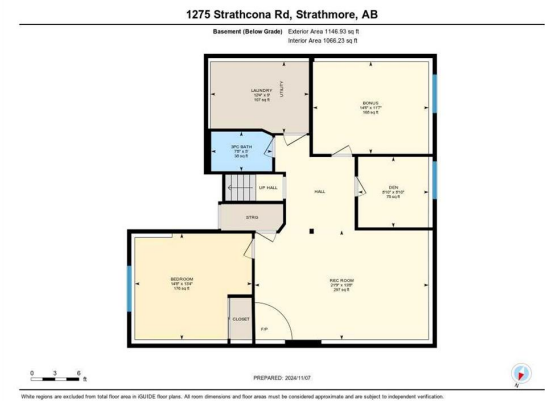
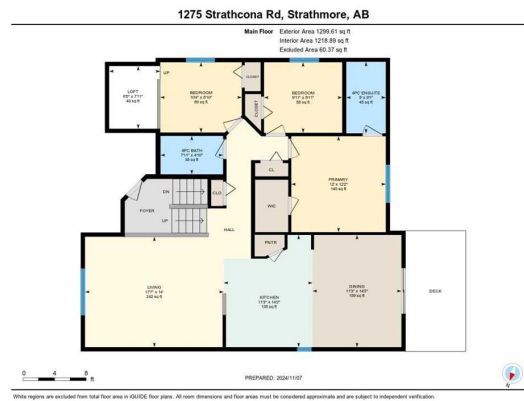






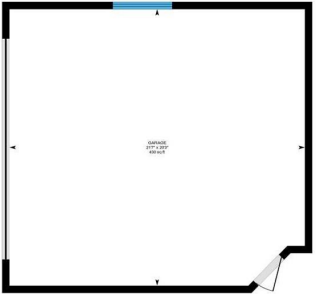






1275 Strathcona Rd, Strathmore, AB

Garage Excluded Area 475.60 sq ft



PREPARED: 2024/11/07



While regions are excluded from total floor area in SQUARE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.