



THE
A-TEAM

**RE/MAX
FIRST**

12 PARK Road, Strathmore T1P 1H6

MLS®#: **A2178366** Area: **Parkwood** Listing **11/15/24** List Price: **\$625,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore** Finished Floor Area
 Year Built: **1990** Abv Sqft: **1,792**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,200 sqft** Ttl Sqft: **1,792**
 Lot Shape:

DOM

36
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**
 Park Feat: **220 Volt Wiring,Alley Access,Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Heated Garage,Insulated,Off Street,Parking Pad,Workshop in Garage**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Ceramic Tile,Concrete,Laminate,Linoleum**
 Sewer: Ext Feat: **Private Entrance,Private Yard,Storage** Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Double Oven,Electric Stove,Refrigerator,Window Coverings**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	7`7" x 7`7"	4pc Ensuite bath	Main	7`9" x 11`5"
Dining Room	Main	10`9" x 19`3"	Kitchen	Main	12`5" x 15`4"
Living Room	Main	25`6" x 19`4"	Bedroom	Main	8`10" x 11`4"
Bedroom - Primary	Main	20`1" x 14`2"	Storage	Main	15`1" x 5`11"
4pc Bathroom	Lower	8`11" x 9`0"	Bedroom	Lower	13`5" x 15`3"
Bedroom	Lower	15`11" x 12`2"	Laundry	Lower	11`5" x 8`11"

Game Room
Storage
Furnace/Utility Room

Lower
Lower
Lower

22` 4" x 24` 6"
15` 7" x 10` 2"
11` 5" x 6` 3"

Great Room
Furnace/Utility Room
Addition

Lower
Lower
Lower

19` 1" x 14` 1"
15` 1" x 6` 1"
15` 0" x 15` 6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4751R

Zoning:
R1

Remarks

Pub Rmks:

Move in for Christmas and enjoy the view of beautiful spruce trees from floor-to-ceiling windows while you cozy up by the wood-burning fireplace. The large kitchen has stainless steel appliances, an induction stove top, and an eat-in counter plus dining area. Step out onto the large composite deck complete with electric awning and enjoy sunset views from the private backyard. Three large bedrooms, all with walk-in closets and two with built-in desks. Three bathrooms, including a large primary ensuite. Lots of office/flex space and a new 266.88 sq ft addition with a gas fireplace - perfect for a home business, art studio or cozy den. The lower level has in-floor heating and a newer boiler and hot water tank. Monitor your water system from anywhere with Moen Smart Flow technology. The lower living room is plumbed-in and ready for a wet bar, or could potentially be transformed into a separate living space. Large laundry room with utility sink and tons of storage. Heated garage off the back alley with separate office space, workbenches, cabinets, air compressor, air exchange system and electric door opener. An additional separate shed offers tons of additional storage and a well-stocked wood pile is ready to go. Detached Garage. Walk thru this Amazing Home. Come See the Attention to Detail. Truly One Of A Kind. One Family Owned Dream Custom Built Home. Unique Floor Plan. Massive Rooms. Soooo much Living Space. Inside and Out. Double Sinks in 2 of the bathrooms. Lots of Builtins. Kitchen is Amazing. Unlimited Counter Treed. Landscaped Lot is 50' x 120' Rear Alley. Lower Laundry Room with Utility Sink. Bright and Brilliant. Lots of Windows.

Inclusions:
Property Listed By:

N/A
RE/MAX Landan Real Estate

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











