



THE
A-TEAM

**RE/MAX
FIRST**

32 MAPLEWOOD Green, Strathmore T1P 1G7

MLS®#: **A2178747** Area: **Maplewood** Listing Date: **11/13/24** List Price: **\$335,000**
 Status: **Pending** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Strathmore**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,725 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **None,On Street**

Finished Floor Area
 Abv Sqft: **994**
 Low Sqft:
 Ttl Sqft: **994**

DOM

9
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`8" x 12`11"	Kitchen With Eating Area	Upper	15`6" x 11`11"
4pc Bathroom	Upper	7`11" x 6`8"	Bedroom - Primary	Upper	14`9" x 11`8"
Bedroom	Upper	11`2" x 10`8"	Family Room	Lower	21`6" x 12`6"
3pc Bathroom	Lower	8`7" x 6`3"	Bedroom	Lower	11`8" x 9`11"
Furnace/Utility Room	Lower	11`9" x 5`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911019

Zoning:
R2

Remarks

Pub Rmks:

Welcome to this charming & stylish bi-level home in the family-friendly community of Maplewood. Within close proximity to George Freeman School and the New Rec Centre, this well-maintained residence features 3 bedrooms and 2 full bathrooms. The main level living area has vaulted ceilings, filling the space with natural light and creating a warm, open atmosphere. Upstairs, you'll find a lovely eat-in kitchen, 2 bedrooms along with a 4-piece family bathroom. The lower level is not only a walk up with separate entrance, it offers large windows, an additional bedroom, a 3-piece bathroom, and a family room with a cozy gas fireplace, just waiting for your final touches. Potential uses could include space for multi-generational living, older children, in laws or extra space for relaxation and entertaining. The lower level offers direct access to the fully fenced, private backyard with convenient alley access. This home has seen numerous recent upgrades, including a new furnace, water heater, shingles, luxury vinyl plank flooring, and updated baseboards. Don't miss this wonderful opportunity to own a home in a desirable neighborhood with plenty of room for a growing family.

Inclusions:
Property Listed By:

**Window Coverings
Real Estate Professionals Inc.**

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









