



THE
A-TEAM

**RE/MAX
FIRST**

12 MAPLERIDGE Estates, Strathmore T1P 1G5

MLS®#: **A2179338** Area: **Maplewood** Listing Date: **11/15/24** List Price: **\$525,000**
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: **2,137**
Low Sqft:
Lot Sz Ar: **8,697 sqft** Ttl Sqft: **2,137**
Lot Shape:

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac,Landscaped,Street Lighting,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway**
Utilities and Features

Roof: **Clay Tile**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Closet Organizers,Granite Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	1`0" x 1`0"	4pc Bathroom	Upper	1`0" x 1`0"
4pc Ensuite bath	Upper	1`0" x 1`0"	Bedroom - Primary	Upper	1`0" x 1`0"
Bedroom	Upper	1`0" x 1`0"	Bedroom	Upper	1`0" x 1`0"
Kitchen	Main	1`0" x 1`0"	Living Room	Main	1`0" x 1`0"
Dining Room	Main	1`0" x 1`0"	Family Room	Main	1`0" x 1`0"
Laundry	Main	1`0" x 1`0"			

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **9011054**

Zoning: **DC3**

Remarks

Pub Rmks:

Welcome to the community of Maplewood, located in the quaint town of Strathmore. This home is an excellent value opportunity for any buyer, investor, or those looking to upsize. Walk inside this 2-storey home to find an open living space with a full kitchen, dining room, and family room to host guests with ease. A full laundry room and a 2-piece bathroom finish the main floor. Upstairs, you'll find an incredibly spacious primary bedroom, complete with a generous sized walk-in closet and a full 4-piece ensuite bathroom. Two more bedrooms and a full bathroom complete the top level. The unfinished basement leaves you with options to finish and design the space to your custom lifestyle. Easy access to parks, shopping, schools, entertainment, and main highways to get wherever you need to go. This is a Judicial Sale ordered by the Court of King's Bench of Alberta. Talk to your favorite agent about buying through the judicial process.

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

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



