



THE
A-TEAM

**RE/MAX
FIRST**

806 BAYVIEW Road, Strathmore T1P 1C9

MLS®#: **A2180279**

Area: **Brentwood Strathmore**

Listing Date: **11/20/24**

List Price: **\$325,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Strathmore**
Year Built: **1977**

Finished Floor Area

Abv Sqft: **1,445**
Low Sqft:
Ttl Sqft: **1,445**

DOM

0

Layout

Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,199 sqft**
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot
Single Garage Detached**

Park Feat:

Utilities and Features

Roof: **Metal**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Aluminum Siding ,Vinyl Siding**
Flooring: **Linoleum,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	7`5" x 8`8"
Bedroom	Main	10`6" x 8`10"
Breakfast Nook	Main	10`9" x 9`10"
Foyer	Main	3`0" x 5`10"
Living Room	Main	13`6" x 29`0"
Bedroom - Primary	Main	13`10" x 11`11"
Game Room	Lower	20`1" x 12`3"

Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 8`11"
Bedroom	Main	10`6" x 8`7"
Dining Room	Main	11`1" x 10`3"
Kitchen	Main	10`9" x 14`3"
Nook	Main	5`6" x 11`9"
4pc Bathroom	Lower	14`1" x 11`7"
Family Room	Lower	20`2" x 18`10"

Storage **Lower** **11`7" x 20`1"** **Furnace/Utility Room** **Lower** **10`5" x 12`5"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **MHS**
Legal Desc: **7710634**
Remarks

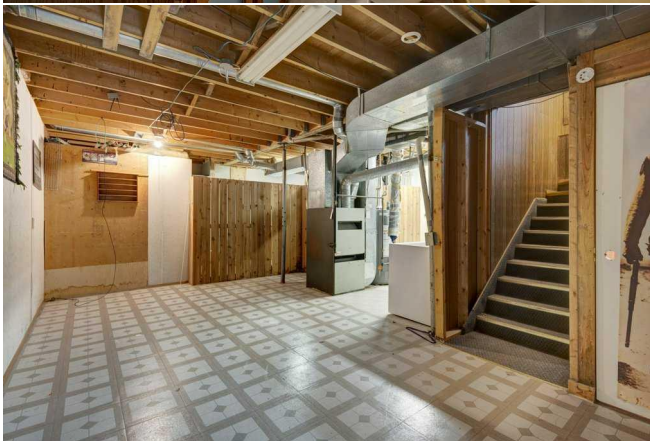
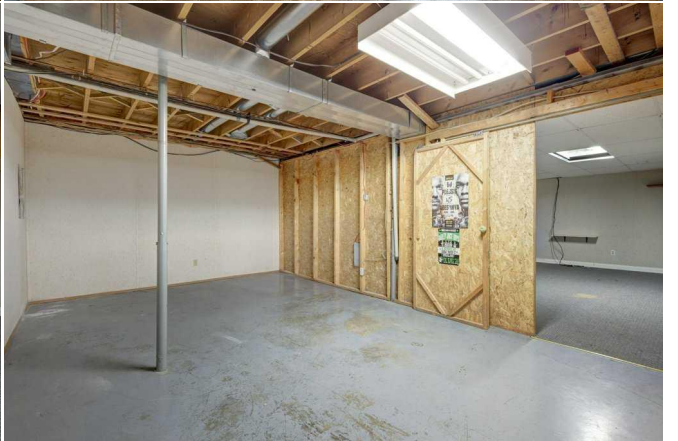
Pub Rmks: **Great opportunity to Rent, Renovate, Flip, Own or a mix of all these options. Rare find to have a Full Basement combined with a Double wide Manufactured home at this Price and a Detached Single Garage as well backing onto the Pond with No Neighbors behind!!! Previous Tenants have moved so this home is Vacant and Ready for new Owners to move in with a QUICK Possession available. Metal Roof and Aluminum siding have protected the home from Mother Nature. The Bones of this home are in good condition but it is being Sold AS-IS WHERE-IS since the owner hasn't lived in it for over 4 years and is Unaware of any problems but has priced it for a quick sale! Call your Favorite Realtor to book a showing today.**

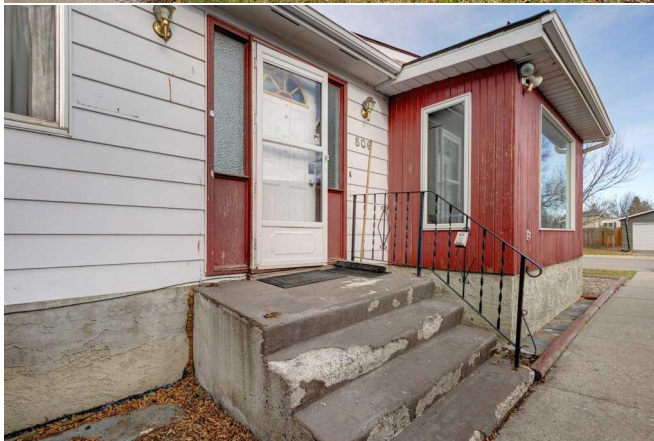
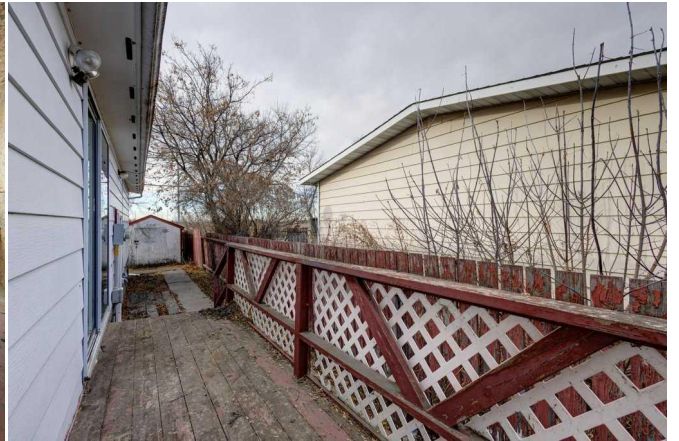
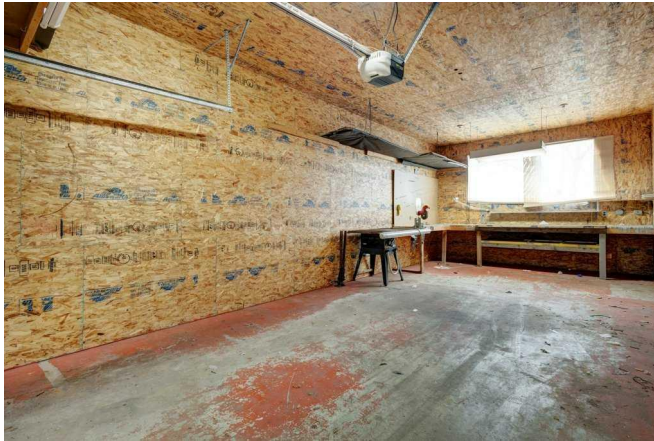
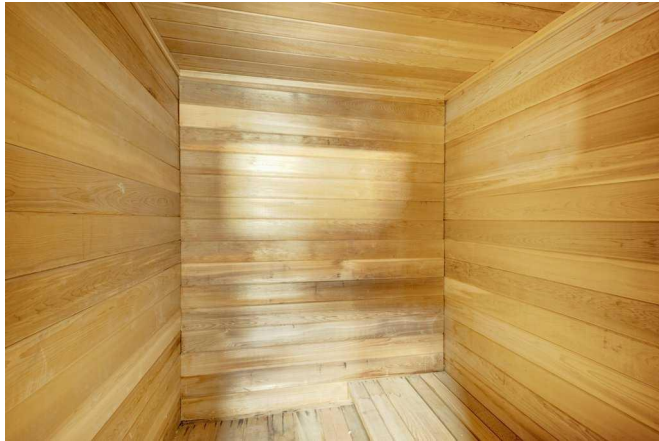
Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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









806 Bayview Rd, Strathmore, AB

Main Floor Exterior Area 1445.61 sq ft
Interior Area 1375.66 sq ft



PREPARED: 2024/11/13



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1297.53 sq ft
Interior Area 1156.61 sq ft



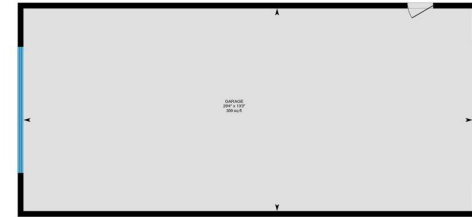
PREPARED: 2024/11/13



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Detached Garage Exterior Area 421.08 sq ft
Interior Area 398.67 sq ft



PREPARED: 2024/11/13



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