



THE
A-TEAM

**RE/MAX
FIRST**

102 BRENTWOOD Drive, Strathmore T1P 1E3

MLS®#: **A2182013** Area: **Brentwood_Strathmore** Listing Date: **12/03/24** List Price: **\$309,900**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Strathmore**
City/Town: **Strathmore**
Year Built: **1978**
Lot Information
Lot Sz Ar: **56,768 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,111**
Low Sqft:
Ttl Sqft: **1,111**

DOM

18
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Double Wide Mobile Home**

Parking

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

Access:
Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Garden,Landscaped,Rectangular Lot,See Remarks**
Park Feat: **Driveway,Front Drive,Parking Pad,Paved,See Remarks,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Private Yard,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt:
Piling(s)

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Laminate Counters,Pantry,See Remarks,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	22`2" x 11`5"	Kitchen	Main	11`2" x 11`5"
Dining Room	Main	11`9" x 7`11"	Bedroom - Primary	Main	12`1" x 11`4"
Bedroom	Main	11`8" x 7`6"	Bedroom	Main	11`4" x 8`10"
4pc Bathroom	Main	8`3" x 5`0"	Laundry	Main	8`4" x 6`6"
Foyer	Main	6`3" x 4`1"	Storage	Main	11`8" x 2`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7710634

Zoning:
MHS

Remarks

Pub Rmks: ****Charming & Affordable Home in Strathmore - A True Gem!** Looking for the best-priced home in Strathmore? This well-maintained, adorable home sits on its own spacious landscaped lot—no lease fees here! Whether you're a first-time buyer or looking to downsize, this home is the perfect fit. Lovingly cared for by its current owner, it's now ready to welcome a new family and begin the next chapter. The home features a functional layout with 3 cozy bedrooms, including a master with a large closet and a window that overlooks the mature, private backyard. A bright and inviting living room boasts a newer picture window (installed in 2017), bringing in plenty of natural light. The eat-in kitchen offers extra storage space with a built-in hutch for small appliances, as well as a large walk-in pantry to keep everything organized. Recent updates show the care this home has received, including a new roof in 2022, a new front porch, new flooring in the living room, a modern low-flush toilet in the bathroom, and built-ins in the laundry room for added convenience. Step outside and discover your private oasis! The large backyard includes a lower patio, a second patio space, and fruit-bearing cherry and apple trees. Enjoy gardening with raised garden beds, plenty of storage, and an 8x10 shed (with electricity). Located in a peaceful neighbourhood, you could be celebrating the holidays in your new home this year. Don't miss out on this incredible opportunity—schedule a showing today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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







