



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 RANCH Close, Strathmore T1P 0B5**

MLS®#: **A2182595**

Area: **The  
Ranch Strathmore**

Listing Date: **12/06/24**

List Price: **\$629,900**

Status: **Pending**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2009**  
Lot Information  
Lot Sz Ar: **6,155 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,335**  
Low Sqft:  
Ttl Sqft: **2,335**

DOM

**15**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:  
Lot Feat: **Back Yard,Front Yard**  
Park Feat: **Triple Garage Attached**

Parking  
Ttl Park: **6**  
Garage Sz: **3**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Double Vanity,Kitchen Island,Pantry,Soaking Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	16`3" x 11`9"
Mud Room	Main	6`1" x 10`5"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	10`4" x 10`0"
Bonus Room	Upper	18`2" x 13`3"
Bedroom - Primary	Upper	14`0" x 14`5"

Room	Level	Dimensions
Dining Room	Main	14`5" x 10`0"
Living Room	Main	14`5" x 13`8"
Office	Main	9`9" x 11`4"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	9`5" x 10`6"
Laundry	Upper	5`7" x 9`10"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0714215**

Remarks

Pub Rmks: **Nestled on a quiet street, this home is situated on a large lot just steps from all amenities. The open-concept main floor impresses with 9' ceilings, perfect for entertaining. The gourmet kitchen is a chef's dream, featuring plenty of cabinet and counter space. Upstairs, you'll find a bright bonus room with vaulted ceilings, plus three spacious bedrooms including the primary suite with a 5 piece ensuite with dual sinks, a separate tub and shower, and a walk-in closet that connects directly to the upper-level laundry for added convenience. The heated triple garage is a dream for mechanics or hobbyists, with added length, hot/cold water taps, and ample space for projects. Landscaped backyard with plenty of room for BBQs. Don not miss your chance to call this amazing move in ready family home yours!**

Inclusions:  
Property Listed By: **n/a**  
**RE/MAX Key**

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





















