



THE A-TEAM

RE/MAX FIRST

204 STRATHAVEN Drive #5, Strathmore T1P1P6

MLS #: A2185346 Area: Strathaven Listing Date: 01/08/25 List Price: \$279,900
Status: Active County: Wheatland County Change: -\$2k, 13-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Strathmore
Year Built: 1998
Lot Information
Lot Sz Ar: 526 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,154
Low Sqft:
Ttl Sqft: 1,154

DOM
14
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking
Ttl Park: 1
Garage Sz:

Access:
Lot Feat: Lawn, Low Maintenance Landscape
Park Feat: Assigned, Plug-In, Stall

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas, See Remarks
Sewer:
Ext Feat: Awning(s), Lighting, Playground, Private Entrance, Uncovered Courtyard
Construction: Stucco, Wood Frame
Flooring: Carpet, Laminate, See Remarks, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Microwave, Range, Range Hood, See Remarks, Window Coverings
Int Feat: Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Utilities:

Room Information

Table with 7 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living/Dining Room Combination, 4pc Bathroom, Bedroom, 2pc Bathroom, Bedroom - Primary, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$399 Title: Fee Simple Zoning: R3

Legal Desc:

0213994

Fee Freq:
Monthly

Remarks

Pub Rmks:

Welcome to Your Dream Home in Strathaven Court! Step into this beautifully updated 2-storey townhouse, featuring 3 bedrooms and 1.5 bathrooms in a spacious layout perfect for modern living. Recently painted throughout—including ceilings, walls, and trims—this home feels fresh, inviting, and ready for its new owners to make it their home. Recent upgrades within the last two years ensure that this home is move-in ready. The fully renovated kitchen is a standout, boasting custom-built cabinetry with soft-close cupboards and drawers, a generous pantry, and sleek Energy Star appliances, including a dishwasher, refrigerator, and a full-size washer and dryer. A second refrigerator in the basement adds convenience for extra groceries or beverages. With updates like a New Furnace and New Hot Water Tank, you'll enjoy modern efficiency and peace of mind. The brand New Windows, installed by the board, upgrade the property's value as does the New Roofing installation which is currently in process, with no outstanding or upcoming special assessments. The renovated bathrooms feature dual-flush toilets, quartz countertops, updated stylish vanities and fixtures. Luxury vinyl impact tiles flow throughout the main level, complemented by luxury vinyl plank flooring in the upstairs hallway and the main bathroom, all of which add both beauty and durability. Enjoy the convenience and the appealing design of Alpine Zebra Blinds Shades with PowerWands. When you open them, the layers gently align to light through the sheer material. Alternatively, the closed position provides visual privacy or room darkening function. The PowerWands lift and lower the blinds with the touch of a button without having to worry about keeping track of a remote! An open-concept living space is brightened by modern LED lighting and a ceiling fan, creating a warm and inviting atmosphere. The full unfinished basement offers endless possibilities, whether you're looking for additional storage or a customizable living area. Located in a well-maintained, pet-friendly complex, this property offers the added convenience of an on-site daycare and proximity to schools, shopping, Alberta Health Services, and outdoor recreation areas. It's the perfect choice for first-time buyers, young families, or savvy investors. Immediate possession available! Schedule your viewing today and make Strathaven Court your new address!

Inclusions:
Property Listed By: **Second refrigerator in the basement
Century 21 Bamber Realty LTD.**

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









