



THE
A-TEAM

**RE/MAX
FIRST**

111 STRATHAVEN Crescent, Strathmore T1P 1M2

MLS®#: **A2188270** Area: **Strathaven** Listing Date: **01/16/25** List Price: **\$524,900**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Strathmore**
 Year Built: **1994**
Lot Information
 Lot Sz Ar: **6,232 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,308**
 Low Sqft:
 Ttl Sqft: **1,308**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Refrigerator,Washer**
 Int Feat: **Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`4" x 13`2"
Kitchen	Main	12`2" x 8`9"
Bedroom	Main	12`2" x 10`0"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Basement	13`10" x 8`8"
Family Room	Basement	13`2" x 12`3"
3pc Bathroom	Basement	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	10`11" x 7`2"
Bedroom - Primary	Main	14`1" x 11`0"
Bedroom	Main	12`2" x 9`0"
4pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Basement	15`4" x 9`2"
Furnace/Utility Room	Basement	16`2" x 14`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

9411047

Remarks

Pub Rmks: **This 5-bedroom, 3-bathroom home offers an ideal layout for families and entertaining. With 3 bedrooms on the main level and 2 on the lower, there is plenty of room for everyone to have their own space. The open floor plan allows for an airy living space for easy living and entertaining. The kitchen with an island is perfect hosting family gatherings. The hallway closet/pantry has laundry hook ups allowing for main floor laundry if desired. The Primary bedroom is generous and fits a king size bed, boasts 2 closets and a 4 pc ensuite. the 2 junior bedrooms are a great size as well. The main 4 pc bath has newer tiles in the tub, new toilet, faucet and fixtures for an updated look. A generous rec space with roughed in bar area downstairs offers endless possibilities for a home theater (roughed in for speakers), games room or extra living. The 2 bedrooms downstairs are spacious and perfect for the family. The basement is complete with a 3 pc bath, ton's of storage and laundry. The back yard is a great size with back alley access. This home combines comfort and practicality in a great location - close to schools, hospital, and arena.**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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







