



THE
A-TEAM

**RE/MAX
FIRST**

605 STRATHAVEN Mews, Strathmore T1P 1P5

MLS®#: **A2189004** Area: **Strathaven** Listing Date: **01/20/25** List Price: **\$309,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Strathmore**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **1,349 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,152**
 Low Sqft:
 Ttl Sqft: **1,152**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 4`4"	Living Room	Main	18`9" x 11`9"
Kitchen	Main	11`9" x 11`10"	2pc Bathroom	Main	5`1" x 4`10"
Dining Room	Main	7`1" x 7`5"	Bedroom - Primary	Upper	17`3" x 10`0"
Bedroom	Upper	10`9" x 9`3"	Bonus Room	Upper	11`3" x 7`7"
4pc Bathroom	Upper	8`3" x 4`11"	Walk-In Closet	Upper	5`2" x 5`10"
Laundry	Basement	16`11" x 13`7"	Bedroom	Basement	17`4" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$289

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2

Legal Desc: **0612053**

Remarks

Pub Rmks: **Spectacular Townhome in the Thriving Town of Strathmore. Welcome to this beautifully maintained two-story townhouse, brimming with upgrades and charm. The main floor features recently installed vinyl plank flooring and fresh paint, creating a modern look. Open-concept connects the living room, kitchen, and dining nook making the main floor feel very spacious. The kitchen has been thoughtfully updated with newly painted cabinets, refreshed countertops, stainless steel appliances, and sleek new hardware. An L-shaped island with an eating bar adds functionality and style. Step through the replaced back door into the expansive backyard, which is fully fenced, landscaped, and backs onto trees and green space. The spacious dining nook accommodates a large table, while the living room boasts a cozy gas fireplace and a generously sized window that fills the space with natural light. The main level is completed by a half bath, adding convenience for family and guests. Upstairs has carpet throughout and features a versatile bonus/flex room and two generously sized bedrooms. The master bedroom includes a sitting area, a large walk-in closet, and a cheater door to a 4-piece bathroom. The second bedroom offers ample space and a sizable closet. The partially developed basement provides additional potential, with a framed and partially drywalled bedroom awaiting your finishing touches. Parking is a breeze with an assigned spot right outside the door and plenty of guest parking available. Located close to all amenities, including the hospital, restaurants, grocery stores, parks, schools, and with easy access to Highway 1, this home offers convenience and connectivity. Just a 30-minute drive to Calgary, this immaculate property truly stands out and shows 10 out of 10!**

Inclusions: **none**
Property Listed By: **Diamond Realty & Associates LTD.**

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









