



THE
A-TEAM

**RE/MAX
FIRST**

866 BRIARWOOD Road, Strathmore T1P 1E9

MLS®#: **A2189422**

Area: **Brentwood Strathmore**

Listing Date: **01/22/25**

List Price: **\$400,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Strathmore**
City/Town: **Strathmore**
Year Built: **1972**
Lot Information
Lot Sz Ar: **4,994 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,195**
Low Sqft:
Ttl Sqft: **1,195**

DOM

31
Layout
Beds: **4 (4)**
Baths: **1.0 (1 0)**
Style: **Modular Home**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn,Level**
Park Feat: **Additional Parking,Double Garage Detached,Front Drive,Garage Door Opener,Heated Garage,Off Street,RV Access/Parking**

Utilities and Features

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

Construction: **Manufactured Floor Joist**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **None,Piling(s)**

Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	8`8" x 11`1"
Bedroom	Main	9`9" x 11`3"
Laundry	Main	3`1" x 5`0"
Dining Room	Main	7`4" x 7`1"
Living Room	Main	13`4" x 13`3"
Furnace/Utility Room	Main	5`3" x 11`4"

Room	Level	Dimensions
4pc Bathroom	Main	7`10" x 8`11"
Mud Room	Main	6`10" x 3`3"
Bedroom	Main	7`5" x 8`3"
Kitchen	Main	10`8" x 10`9"
Entrance	Main	5`0" x 7`7"
Bedroom	Main	9`7" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010030

Zoning:
MHS

Remarks

Pub Rmks: **Bring Your Family to this Wonderful 4 Bedroom Home. Clean and Spacious. Outdoor Space includes a Private Front Deck. Covered. Enclosed. Lattice. South Exposure . Yard. Main Floor Living at Best. Heated Tandem Garage with Hoist. . RV Parking. Off Street Parking. Front Drive access. Massive Driveway. Oversized Shed to keep your Garage clean. Expansive Not Expensive. Affordable Living. Home Sweet Home.. NEW FURNACE. NEW HOT WATER TANK. Open Concept. Kitchen Living room design. Great Backyard. Priced to Sell. Price of Ownership. Owners are Retiring.**

Inclusions:
Property Listed By: **N/A
RE/MAX Landan Real Estate**

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









