



THE
A-TEAM

**RE/MAX
FIRST**

206 STRATHAVEN Bay, Strathmore T1P 1N4

MLS®#: **A2193519**

Area: **Strathaven**

Listing Date: **02/10/25**

List Price: **\$490,000**

Status: **Pending**

County: **Wheatland County**

Change: **-\$10k, 25-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **1997**
Lot Information
Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,217**
Low Sqft:
Ttl Sqft: **1,217**

DOM

69
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Few Trees**
Park Feat: **Off Street**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Beamed Ceilings,Ceiling Fan(s),Open Floorplan,Recreation Facilities**
Utilities:

Room Information

Room	Level	Dimensions
Nook	Main	7`7" x 10`6"
Dining Room	Main	9`0" x 12`0"
Bedroom - Primary	Main	11`1" x 12`3"
Entrance	Main	3`8" x 5`8"
3pc Ensuite bath	Main	5`6" x 7`0"
Bedroom	Main	31`5" x 36`11"
Family Room	Lower	60`5" x 49`9"

Room	Level	Dimensions
Kitchen	Main	9`7" x 10`2"
Pantry	Main	1`8" x 1`8"
Living Room	Main	13`6" x 12`5"
Walk-In Closet	Main	4`6" x 4`10"
4pc Bathroom	Main	31`5" x 16`5"
Bedroom	Main	31`2" x 35`3"
Flex Space	Lower	32`0" x 29`6"

Office
Hobby Room
Laundry

Lower
Lower
Lower

26`0" x 34`5"
19`5" x 21`11"
18`7" x 48`2"

Storage
Game Room

Lower
Lower

38`0" x 25`5"
54`5" x 45`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1
9611448

Remarks

Pub Rmks:

OPE HOUSE SUNDAY 2-4 PM Come See. NEW Furnace. NEW Hot Water Tank. NEW Roof. Price Adjusted to SELL. Welcome to 206 Strathaven Bay, a beautifully maintained home in a quiet cul-de-sac in Strathmore, Alberta. Offering Maximum TOTAL Square Footage 2425 LIVING SPACE, this inviting bungalow home offers a perfect blend of comfort, style, and functionality, ideal for families or retirees looking to enjoy small-town charm with easy access to city conveniences. Step inside to discover a bright and spacious main. The kitchen is a delight, equipped with new appliances and ample cabinetry. Adjacent to the kitchen, the dining area is like having your own sunroom with easy access to the backyard. The home boasts 3 bedrooms and 2 full bathrooms, including a serene primary bedroom complete with a full ensuite bath. The fully finished basement expands your living options with a CUSTOM MAN-CAVE, extra storage, and versatile spaces that can be customized to your needs. This house has CENTRAL AIR, a NEW furnace, a NEW roof, and NEW siding. Outside, the fenced and landscaped yard provides a tranquil retreat with plenty of room for kids, pets, or summer barbecues. Living in Strathmore means enjoying a welcoming community with top-rated schools, parks, walking trails, and local shops, all while being just short drive from Calgary. Whether you're looking to raise a family, downsize, or invest, this home presents an incredible opportunity. Don't miss your chance to own this exceptional property

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













