



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**224 1 Avenue, Strathmore T1P 1A3**

MLS® #: **A2195891** Area: **Downtown Strathmore** Listing Date: **02/27/25** List Price: **\$354,900**  
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Strathmore**  
Year Built: **1989**  
Lot Information  
Lot Sz Ar: **3,121 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,006**  
Low Sqft:  
Ttl Sqft: **1,006**

DOM

**1**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bungalow-Villa**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:  
Lot Feat: **Back Yard,Front Yard,Garden,Landscaped,Lawn,Rectangular Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden**  
  
Construction: **Vinyl Siding**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
  
Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Range Hood,Refrigerator,Washer,Water Purifier**  
Int Feat: **No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **9010365**  
  
Zoning: **R3**

Remarks

Pub Rmks: **Well maintained VILLA in a downtown location. NO CONDO FEES here! This is a 2 bedroom villa with an open floorplan and plenty of storage. These villas are the**

perfect space for anyone who is considering downsizing. Many items in this home have been updated including triple pane windows, exterior doors and water softener (2020), shingles (2021), HE furnace and water filtration system. Both the bedrooms have access to the beautiful fully landscaped back yard with access to the alley. This space is perfect for those who still like to be out in the yard and gardening or simply relaxing and enjoying the outdoors. The current owner has utilized the space cleverly with the second bedroom becoming the TV room and the storage room doubling as an office space. The MAIN FLOOR laundry is conveniently located in the mudroom off the single attached garage. The property is located in the downtown core within walking distance to the bakery, Credit Union, restaurants, fitness center, movie theatre, parks, churches, library...sounds intriguing its true! Come have a viewing with your Realtor® to see if this is the property you have been searching for!

Inclusions:

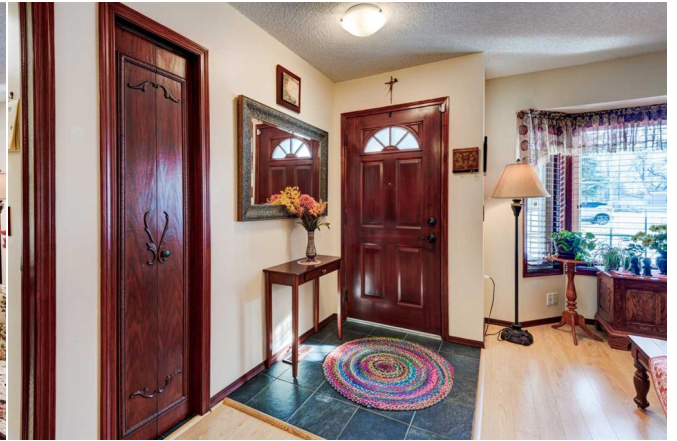
Property Listed By:

**BLINDS, FRIDGE, GAS STOVE, DISHWASHER, HOODFAN, RO SYSTEM, WASHER, DRYER**  
**CIR Realty**

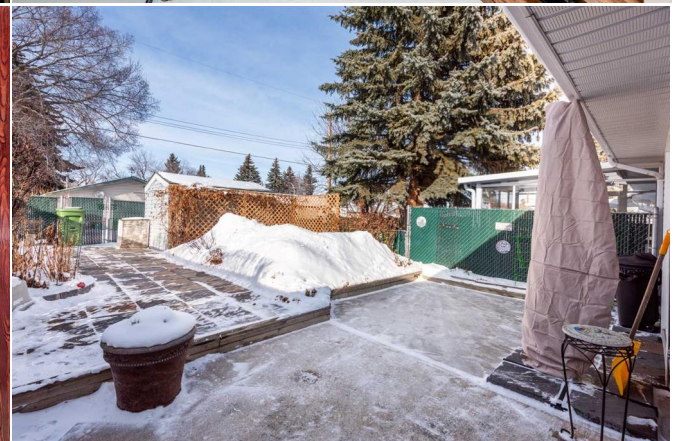
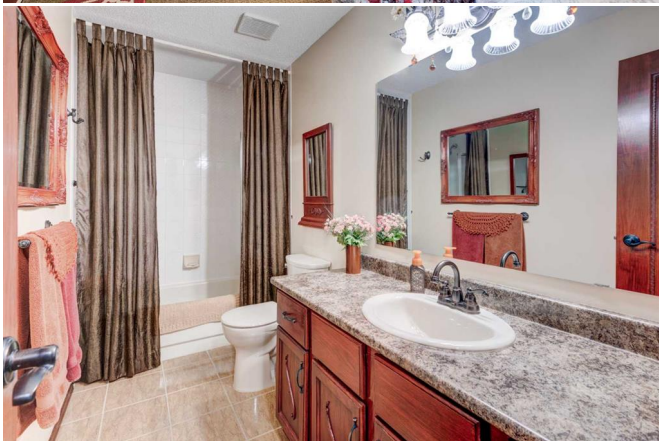
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



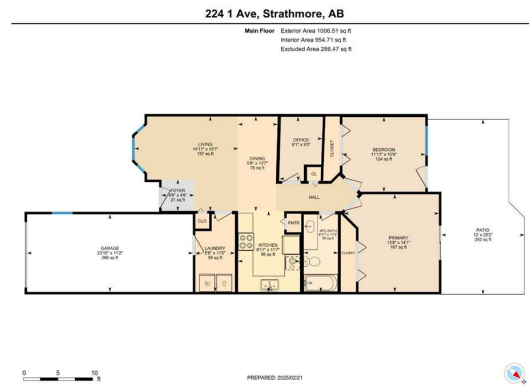
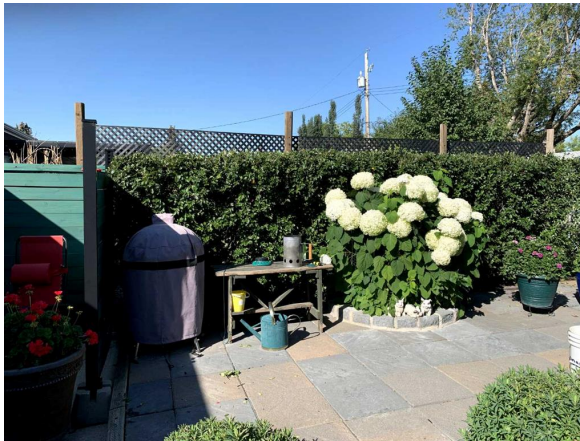












White regions are excluded from total floor area in EXCLUDED floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.