



THE
A-TEAM

**RE/MAX
FIRST**

301 3 Avenue, Strathmore T1P 1B4

MLS®#: **A2196595** Area: **Downtown_Strathmore** Listing Date: **03/03/25** List Price: **\$399,900**
Status: **Active** County: **Wheatland County** Change: **-\$20k, 01-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **1934**
Lot Information
Lot Sz Ar: **557 sqft**
Lot Shape: **15.24 X 36.58**

Finished Floor Area
Abv Sqft: **879**
Low Sqft:
Ttl Sqft: **879**

DOM

33
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Landscaped,Level,Rectangular Lot**
Park Feat: **Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`9" x 12`7"
Bedroom - Primary	Main	10`5" x 10`2"
Foyer	Main	3`11" x 3`1"
Mud Room	Main	7`5" x 5`8"
Porch - Enclosed	Main	12`11" x 7`5"

Room	Level	Dimensions
Eat in Kitchen	Main	12`5" x 11`5"
Bedroom	Main	10`2" x 10`1"
Den	Main	8`6" x 6`3"
4pc Bathroom	Main	8`6" x 5`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CB

5894P

Remarks

Pub Rmks:

*** LOCATION, LOCATION, LOCATION * -DO NOT MISS out on this OPPORTUNITY to get into a FANTASTIC DOWNTOWN LOCATION!! LOCATED in the HEART of the DOWNTOWN DISTRICT on a "50 x 120 "CORNER LOT that is zoned CB -COMMERCIAL BUSINESS- So many OPTIONS with this GREAT PROPERTY!! TURN KEY MOVE IN, RENTAL, BUSINESS, OFFICE, or HOLD as INVESTMENT for FUTURE DEVELOPMENT. Be sure to ask your Realtor for the Town of Strathmore Land Use Bylaw or visit the Town of Strathmore Development Department for additional information regarding the Land Use Designation.**

Inclusions:
Property Listed By:

NONE
Century 21 Bravo Realty

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







