



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**228 RANCH Close, Strathmore T1P0B4**

MLS®#: **A2197004**

Area: **The  
Ranch Strathmore**

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

List Price: **\$630,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Strathmore**  
Year Built: **2014**

Finished Floor Area  
Abv Sqft: **1,816**  
Low Sqft:  
Ttl Sqft: **1,816**

Lot Information

Lot Sz Ar: **5,938 sqft**  
Lot Shape:

DOM

**0**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Landscaped,Lawn,Level,Street Lighting**  
Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Other**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Water Softener**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,See Remarks,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	11`11" x 8`0"
Entrance	Main	7`0" x 3`5"
Laundry	Upper	7`11" x 5`1"
4pc Bathroom	Upper	7`11" x 4`11"
Living Room	Main	13`11" x 14`6"
Bedroom	Upper	9`11" x 10`0"
Walk-In Closet	Upper	9`11" x 4`1"

Room	Level	Dimensions
Pantry	Main	4`11" x 4`11"
Dining Room	Main	10`7" x 8`9"
2pc Bathroom	Main	4`11" x 4`11"
Kitchen	Main	14`1" x 13`7"
Bonus Room	Upper	14`0" x 9`9"
Bedroom - Primary	Upper	14`0" x 12`11"
Bedroom	Upper	9`10" x 10`0"

5pc Ensuite bath

Upper

9`10" x 8`4"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

11`11" x 8`1"

Title:  
**Fee Simple**  
Legal Desc:

**0714215**

Zoning:  
**R1**

Remarks

Pub Rmks: **TRIPLE GARAGE, QUIET CRESCENT, CLOSE TO SCHOOLS, SHOPPING, AND MORE!!** Walking up you are welcomed by a wonderful front porch. The large front entrance with a double door coat closet and a single door additional closet makes it easy to store all the seasonal clothing. This home features an open concept floor plan. The kitchen boasts a massive island, tasteful appliances, gas stove, large walk in pantry, great size dining area, lovely living room with bright south windows, door to your fully fenced back yard and more!!!. Completing the main floor is a 2 piece powder room and entrance to your triple attached garage. The upper features 2 large junior bedrooms with wonderful closet organizers. 4 piece bathroom. Upper Landry. Bonus room that could easily be converted into a 4th upper bedroom. The primary will fit king furniture, there is a large walk in closet and a lovely 5 piece spa ensuite with a jetted tub and separate large walk in shower. The lower is fantastic with its own side entrance leading to the side yard and is waiting for your completion. this home has been freshly painted in 2024 and is ready for you to make it home!!

Inclusions: **air filtration system on furnace**  
Property Listed By: **RE/MAX First**

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





















