



THE
A-TEAM

**RE/MAX
FIRST**

224D 5 Avenue, Strathmore T1P 1B5

MLS® #: **A2197303**

Area: **Downtown_Strathmore** Listing Date: **02/26/25**

List Price: **\$270,000**

Status: **Active**

County: **Wheatland County** Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Strathmore**
Year Built: **1999**

Finished Floor Area
Abv Sqft: **1,053**
Low Sqft:
Ttl Sqft: **1,053**

DOM

0
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **560 sqft**
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot**
Park Feat: **Assigned,Off Street,Stall**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,No Smoking Home,Primary Downstairs**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`3" x 2`6"
Living Room	Main	10`6" x 20`6"
Entrance	Main	3`3" x 6`2"
Pantry	Main	1`10" x 1`11"
Laundry	Lower	7`2" x 5`1"
Bedroom	Lower	9`1" x 12`2"

Room	Level	Dimensions
4pc Bathroom	Lower	7`7" x 4`11"
Dining Room	Main	8`8" x 8`11"
Kitchen	Main	8`8" x 11`2"
Furnace/Utility Room	Lower	7`9" x 6`5"
Bedroom - Primary	Lower	9`1" x 12`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0713488

Zoning:
R3

Remarks

Pub Rmks:

Affordable Housing. Private Deck. Corner Unit. Welcome to this spacious 2 bedroom, 2 bath Townhouse. Located within walking distance to the downtown core. This modern Bilevel offers a generous size living room; chef friendly kitchen Open Concept. Other special features include covered deck off the dining nook; private parking stall; Landscaped for minimal maintenance. Concrete Pario and walkway. This location has immediate access to Sacred Heart Academy and just a block to the park, ball diamonds, Town Lake .Pet Friendly. No Fees. Move In Now. Great start Home. Downsizing. Bilevel is a fully developed UP & DOWN. Lots of living space, conveniently located close to downtown shopping. Walk to Kinsmen Park. 2 bedrooms, 2 Bathrooms. 1 full & 1/2 bathroom . In suite laundry Room., "Large open main floor concept", (Kitchen, living & dinng areas) Nice deck with a Private fenced in back yard. Parking space is conveniently located to your door. Expansive Not Expensive .No Neighbors Behind, Catholic Church.

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









