



THE
A-TEAM

**RE/MAX
FIRST**

206 PARKVIEW Estates, Strathmore T1P 1K8

MLS® #: **A2200469**

Area: **Parkwood**

Listing Date: **03/13/25**

List Price: **\$650,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2001**
Lot Information
Lot Sz Ar: **6,361 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,465**
Low Sqft:
Ttl Sqft: **1,465**

DOM

38
Layout
Beds: **5 (2 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Greenbelt,Landscaped,Level,Low Maintenance Landscape**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	4`10" x 5`4"
Bedroom	Main	12`10" x 9`7"
Entrance	Main	5`10" x 6`1"
Dining Room	Main	9`11" x 10`10"
Living Room	Main	14`7" x 15`3"
Bedroom	Lower	10`1" x 10`8"
Storage	Lower	5`1" x 7`1"

Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"
Bedroom - Primary	Main	14`1" x 11`0"
4pc Ensuite bath	Main	13`11" x 5`6"
Kitchen	Main	9`11" x 13`0"
Pantry	Main	3`11" x 3`11"
3pc Bathroom	Lower	5`9" x 6`0"
Bedroom	Lower	10`1" x 11`9"

Game Room
Furnace/Utility Room
Storage

Lower
Lower
Lower

10`10" x 23`4"
4`6" x 7`2"
5`4" x 6`3"

Family Room
Laundry
Bedroom

Lower
Lower
Lower

12`8" x 21`5"
7`1" x 7`2"
10`6" x 13`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011897

Zoning:
R1

Remarks

Pub Rmks: **Estate Living Across from the PARK. PARKVIEW ESTATES established subdivision. Oversized treed lot. 6 BEDROOMS or 5 Bedrooms and an Office/Den, loaded with CUSTOM MAPLE HARDWOOD FLOORING, Custom Cabinets are Maple. High End. All kitchen aid appliances, 2 refrigerators in the kitchen, Open Concept. DREAM KITCHEN, cabinets and drawers galore. Large pantry, Kitchen Island overlooks the living room with Gas Fireplace, Bright and Spacious. Large windows to soak in the beautiful backyard. Mature Trees, super large back deck with forever decking. Central Air conditioner, in floor HEATING IN BASEMENT. Oversized Garage with enormous height for a mezzanine. Master bedroom has soaker tub walk in closet with built in drawers, closet organizers. Basement is massive with 3 good sized bedrooms large 3 pc bathroom. Brilliant Home located close to downtown area, with a very large soccer field/park across the street, quiet neighborhood. Exposed aggregate driveway only enhances the quality of this home. All Decked outside 11'4x10'2 + Deck 16'8x14.2 West Back Yard. Shed. Treed.24 Hour Notice. Tenant Occupied.**

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













