



THE
A-TEAM

**RE/MAX
FIRST**

203 STRATHAVEN Bay, Strathmore T1P1N4

MLS®#: **A2202629** Area: **Strathaven** Listing Date: **03/17/25** List Price: **\$500,000**
Status: **Active** County: **Wheatland County** Change: **-\$15k, 28-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **1996**
Lot Information
Lot Sz Ar: **7,093 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,223**
Low Sqft:
Ttl Sqft: **1,223**

DOM

33
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Front Yard**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,On Street,Oversized**

Utilities and Features

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

Construction:
Vinyl Siding,Wood Frame
Flooring:
Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete,See Remarks

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **No Smoking Home,Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`8" x 9`3"
Pantry	Main	3`6" x 3`6"
4pc Bathroom	Main	8`2" x 4`11"
Bedroom	Main	9`2" x 8`2"
3pc Ensuite bath	Main	6`0" x 5`6"
Entrance	Main	6`5" x 4`1"
Bedroom	Basement	12`2" x 13`8"

Room	Level	Dimensions
Kitchen	Main	10`6" x 12`8"
Living Room	Main	15`1" x 14`3"
Bedroom	Main	10`3" x 11`7"
Bedroom - Primary	Main	14`8" x 14`8"
Walk-In Closet	Main	5`2" x 4`11"
Other	Main	13`9" x 11`10"
Flex Space	Basement	12`6" x 10`9"

Laundry	Basement	12`5" x 7`8"	Bedroom	Basement	12`7" x 13`2"
Bathroom - Roughed-in	Basement	12`7" x 6`6"	Bedroom	Basement	12`2" x 17`2"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R1	
Legal Desc:	9611448	Remarks

Pub Rmks:	<p>OPEN HOUSE - Saturday April 12th from 1:00 - 3:00 pm. Welcome to your dream home! Nestled in a peaceful cul-de-sac in the charming town of Strathmore, this beautiful bi-level property offers the perfect blend of space, style, and functionality and is priced to sell. With 6 spacious bedrooms, 2 bathrooms and a rough - in for a third, this home is ideal for growing families or those who love to host guests. Key Features: - 6 Bedrooms: Plenty of room for everyone, with ample space for a home office, gym, or playroom. - Bright & Airy: Large windows throughout the home flood the space with natural light, creating a warm and inviting atmosphere. - Kitchen : Featuring butcher block countertops, modern appliances, and plenty of storage and a dining area that will fit a large table, this kitchen and dinning area are perfect for family gatherings or for entertaining guests, while the cozy living spaces provide a relaxing retreat at the end of the day. - Oversized Double Garage: Perfect for vehicles, storage, or a workshop, with extra space for all your needs. - Great Location: Situated in a quiet neighbourhood, this home offers privacy and tranquility while being just minutes from schools, play grounds, shopping, and all the amenities Strathmore has to offer. The lower level offers additional living space with 3 of the 6 bedrooms and a flex space. Exterior walls are 6.5 inches thick. Outside, you'll find a fully landscaped, fenced back yard with plenty mature of trees and space for outdoor activities, gardening, or simply enjoying the serene surroundings. Don't miss your chance to own this great property in Strathmore. With a little love, you could make this your own. Schedule your private showing today and experience all this home has to offer! Contact us now to make this your forever home!</p>
Inclusions:	Fire pit in back yard. Chandelier(s).
Property Listed By:	RE/MAX First

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











