



THE
A-TEAM

**RE/MAX
FIRST**

141 HILLVALE Crescent, Strathmore T1P 1X6

MLS® #: **A2206507** Area: **Hillview Estates** Listing Date: **03/28/25** List Price: **\$569,900**
Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Strathmore**
Year Built: **2003**
Lot Information
Lot Sz Ar: **7,427 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,214**
Low Sqft:
Ttl Sqft: **1,214**

DOM

8
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard,Landscaped,Lawn,Level,No Neighbours Behind,See Remarks,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------|-------|------------|---------------------|-------|------------|
| | | | Legal/Tax/Financial | | |

Title: **Fee Simple** Zoning: **R1**
Legal Desc: **0312282**

Remarks

Pub Rmks: **A wonderful 5 bedroom bungalow located in a prime location in desired neighbourhood. This home is situated on a large pie shaped lot. The curb appeal is adorable**

with a front veranda and large double attached garage. The great size entry leads you to your home. There is an office/bedroom just off of the entry. The kitchen is an open concept with island, pantry, lots of cabinets and tasteful appliances. There is also a large dining area that leads to your back deck and large yard with views and veggie garden. The living room has bright south windows and room for the family. The primary bedroom will fit king furniture and is complete with a walk in closet and 3 piece ensuite. Completing the main is a 3rd bedroom and 4 piece bath, as well as main floor laundry and access to your garage. The lower level is awesome. There is a massive games/family room. 2 more bedrooms and a 4 piece bathroom. Off the back yard is a bike path that leads you to the schools and rec centres as well as some shopping, golf and more!!

Inclusions:

Property Listed By:

vacuum system as is, humidifier as is

RE/MAX First

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











