

\$364,900 - 108 1st Avenue, Strathmore

MLS® #A2098413

\$364,900

2 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.07 Acres

Downtown_Strathmore, Strathmore, Alberta

This lovely BUNGALOW VILLA offers the perfect retirement lifestyle. This is an 18+ HOME with NO CONDO FEE. A spacious front entry greets you and provides a good sized double closet for coats and shoes. The open ended living/dining room combination is highlighted by VAULTED CEILINGS and is easy to place your furniture and maximizes the useable space. The working kitchen is flanked with an abundance of upper and lower cabinets and features a full sized pantry and a raised eating bar on one end for additional seating. A built in dishwasher, electric stove, built in microwave and refrigerator are all included. The breakfast nook is cozy and will easily hold a table for four. The primary bedroom features a 2 pc ensuite bath plus two closets and overlooks the quiet rear yard. A 4 pc bath with laundry is set between the primary bedroom and the 2nd bedroom. This end unit provides extra windows making it very bright with natural light. The garden door leads to the covered rear deck and lower patio which are perfect for outdoor relaxing and barbecue season. A private rear yard provides access to the oversized single detached garage and has the perfect setting for a small garden and your flowers if you choose. Located in Downtown Strathmore within walking distance to Kinsmen Park, shopping, the Happy Gang Seniors place, restaurants, banking, movie theatre and pharmacies. A partially developed basement has one bedroom, rough in plumbing for an extra bath



and plenty of space to develop a lower recreation area if you need more space. Roof was replaced in 2019.

Built in 1995

Essential Information

MLS® #	A2098413
Price	\$364,900
Sold Price	\$357,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,253
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	108 1st Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1A1

Amenities

Parking Spaces	2
Parking	Garage Faces Rear, Insulated, Oversized, Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 20th, 2023
Date Sold	January 3rd, 2024
Days on Market	14
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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