

# \$447,000 - 347 Strathaven Drive, Strathmore

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MLS® #A2104671

**\$447,000**

5 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.12 Acres

Strathaven, Strathmore, Alberta

Great price and a great location in the thriving town of Strathmore! This fully finished bi-level offers 5 bedrooms (3 up/2 down) which is perfect for a growing family or some extra space for your out of town guests! Upon entering you will love the openness and you have access to the attached double garage right at the entry. Come upstairs and enjoy the living room/dining room combo that has a gas fireplace and tons of natural sunlight! Let's head into the kitchen area that has a pantry, plenty of cabinet and counter space, newer fridge, tiled backsplash and an eating area next to the kitchen with access to the East facing back deck! The main floor also has a good sized primary bedroom with ample closet space and a 3 piece ensuite bathroom, 2 additional bedrooms and another full bathroom for the kids and guests! The lower level is finished with 2 additional bedrooms, tons of storage space, large rec room, another bathroom and the laundry area. This home ALSO has A/C, good sized garage (21x21), parking for 4 vehicles and potential RV parking in the back yard. This price is great and the home is move in ready for you!

Built in 1997

## Essential Information

MLS® #                   A2104671

Price                     \$447,000



|                |             |
|----------------|-------------|
| Sold Price     | \$447,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,180       |
| Acres          | 0.12        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 347 Strathaven Drive |
| Subdivision | Strathaven           |
| City        | Strathmore           |
| County      | Wheatland County     |
| Province    | Alberta              |
| Postal Code | T1P 1N5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Storage                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full                                                                                                                                           |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Landscaped |
| Roof            | Asphalt Shingle                                                         |
| Construction    | Vinyl Siding, Wood Frame                                                |
| Foundation      | Poured Concrete                                                         |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 2nd, 2024  |
| Date Sold      | February 14th, 2024 |
| Days on Market | 10                  |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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