

\$429,900 - 114 Wheatland Trail, Strathmore

MLS® #A2112655

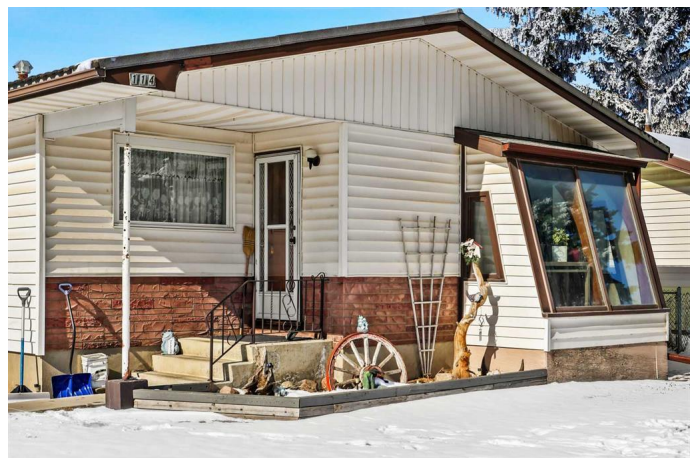
\$429,900

4 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.22 Acres

Westmount_Strathmore, Strathmore, Alberta

This charming bungalow, located in Strathmore, offers a fantastic investment opportunity with its character-filled interior and spacious yard spanning two lots. The property's location in Strathmore adds to its appeal, providing a welcoming community atmosphere and convenient access to local amenities. Upon entering the main floor, you'll find an inviting open floor plan that seamlessly connects the living room and dining area. Hardwood floors and a bay window in the living room add to the home's charm, while the kitchen and dining area feature tile flooring, a picture window over the sink, and ample counter space for meal preparation and entertaining. The main floor also includes three bedrooms, including a generously sized master bedroom, as well as a four-piece bathroom for added convenience. The side door offers potential for additional income with its own entrance to the lower level. Descending to the lower level, you'll find a spacious family room that opens up to a potential kitchen area, complete with cabinets, counter space, and a second fridge. There's also potential for a bedroom downstairs, although adjustments may be needed to meet regulations for the window. A three-piece bathroom and a shared washer and dryer area complete the lower level. For added convenience, a single garage with a carport provides extra storage space. Additionally, the property's existing tenants, who have been renting for over six years, may be interested in



continuing their tenancy, offering immediate rental income potential for the investor.

Built in 1967

Essential Information

MLS® #	A2112655
Price	\$429,900
Sold Price	\$409,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.22
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	114 Wheatland Trail
Subdivision	Westmount_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1A6

Amenities

Parking Spaces	6
Parking	Driveway, See Remarks, Single Garage Detached

Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 22nd, 2024
Days on Market	11
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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