

\$349,000 - 930 Briar Crescent, Strathmore

MLS® #A2137789

\$349,000

3 Bedroom, 1.00 Bathroom, 1,389 sqft

Residential on 0.13 Acres

Brentwood_Strathmore, Strathmore, Alberta

Nestled in the heart of Strathmore, Alberta, this exceptional 3 bed, 1 full bath manufactured home with just under 1,400 SQFT of living space offers a unique blend of comfort, convenience, and charm. Situated on a beautifully manicured 5,500+ SQFT lot on a quiet street, this residence boasts features designed to cater to modern living while embracing the natural beauty of its surroundings. From the moment you arrive, the inviting curb appeal is evident, with a low-maintenance front yard and large paved driveway leading to a heated single-car garage, ensuring both functionality and a place to park & store all your toys. Upon entering you'll notice the bright open space with beautiful flooring and a spacious kitchen as a true highlight equipped with a corner pantry, newer appliances, a large center island w/breakfast bar, and a lovely dining area. Flow seamlessly into the living room, which is accented with a large window and vaulted ceilings, enhancing the sense of space and light. The home includes three spacious bedrooms, with the front room boasting large double closets. Large windows throughout the home flood each room with natural light, and an additional home office/flex space provides the ideal layout for privacy. The home itself has been thoughtfully upgraded over the years, including the installation of a new back fence, the purchase of a new refrigerator (2016) with a waterline for ice and water, and the construction of a new shed for gardening



tools & additional storage. A significant highlight is the deck with metal gazebo, overlooking a large fenced backyard with ample room to play, enjoy a fire, pick raspberries or putter/plant in one of the multiple flower/gardening beds. A water bib was installed on the east side to facilitate the maintenance of the newly built raised vegetable garden and other plantings. An electrical outlet was added at the front of the house for added convenience. The garage is insulated and equipped with a man-door, heat, workbench and 110V power, adding to the comfort and convenience of this versatile space. In 2021, the hot water heater was replaced, ensuring efficient and reliable service. This meticulously maintained home, built in 2014, stands out as one of the newest in Brentwood. Its strategic location places you within walking distance of an array of amenities including schools, hospital, hockey arena, aquatic center, yoga studio, and a variety of medical, gas station, dining and shopping options. Additionally, a golf course, the Stampede grounds, and Grays Park, are just a few short blocks away, offering a picturesque pond, walking/biking paths, and diverse wildlife sightings. This property represents an outstanding opportunity surrounded by the warmth of small town living yet offers every convenience of the big city, only 40 minutes from the Calgary International Airport.

Built in 2014

Essential Information

MLS® #	A2137789
Price	\$349,000
Sold Price	\$400,000
Bedrooms	3
Bathrooms	1.00

Full Baths	1
Square Footage	1,389
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Sold

Community Information

Address	930 Briar Crescent
Subdivision	Brentwood_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1E6

Amenities

Parking Spaces	3
Parking	Additional Parking, Concrete Driveway, Garage Faces Front, Heated Garage, Insulated, Secured, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 7th, 2024
Days on Market	2
Zoning	MHS
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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