

\$280,000 - 10, 204 Strathaven Drive, Strathmore

MLS® #A2141310

\$280,000

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.01 Acres

Strathaven, Strathmore, Alberta

Welcome to a charming townhouse that offers a unique blend of comfort and convenience, making it a highly attractive option for both families and investors in today's market.

Strathmore stands out as an excellent choice for investors seeking a higher return on investment compared to properties in Calgary.

For families, it boasts welcoming neighbourhoods, top-notch schools, and abundant recreational facilities, creating an ideal environment for comfortable living and a fresh start. The main floor of the property greets you with a bright and inviting living room, lit by windows on both sides of the unit, allowing you to enjoy both the sunrise and sunset. The recently updated eat-in kitchen features all stainless steel appliances which are still under warranty, ensuring you have a modern and functional space to prepare your meals. A convenient two-piece bathroom is also located on this level, as well as a mudroom that leads out to the back porch. Heading upstairs, you'll find a spacious primary bedroom with views of the treed courtyard, as well as 2 additional bedrooms, and a 4 piece bathroom, providing space for the whole family. The unfinished basement offers potential for customization, whether you envision a recreation room, home office, or additional storage space. Outside, the home features both a front porch and a rear porch, which backs onto a treed courtyard, perfect for enjoying some outdoor relaxation. The designated parking stall with an electric plug is



conveniently located near the front door.
Additionally, a playground across the street,
makes this an ideal home for families. Don't
miss out on this opportunity to own a charming
townhouse in Strathmore. Book your showing
today!

Built in 1997

Essential Information

MLS® #	A2141310
Price	\$280,000
Sold Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.01
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	10, 204 Strathaven Drive
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1P6

Amenities

Amenities	Park, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Laminate Counters, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s), Courtyard
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 5th, 2024
Days on Market	22
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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