

\$459,900 - 301 Strathford Boulevard, Strathmore

MLS® #A2186326

\$459,900

4 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.11 Acres

Strathaven, Strathmore, Alberta

This fully developed bi - level offers over 2200 sq ft of living space which includes 4 bedrooms and 3 baths. An open floor plan boasts a step saving kitchen plus a spacious dining room that easily seats 6 - 8 persons. Access to the rear deck for barbecue season is directly off the kitchen. The large pantry is equipped with hookups for washer/dryer plus there is another set of hookups in the lower level. A family sized living room is brightly lit with natural light through the many west facing windows. Laminate easy care flooring in the main living areas plus tile flooring in the kitchen and baths sets the stage for easy living especially with younger ones and or pets. Vaulted ceilings create a sense of spaciousness in the living room. The primary bedroom and four piece ensuite overlook the quiet rear yard. Two more bedrooms on the main and one more in the lower level makes this is a family friendly home. Tiled flooring and 9 ft ceilings grace the entire lower level. The house is equipped with in floor heat on both levels. A massive family room and recreation area plus a three piece bath complete the lower level with it's private access entrance. A private rear yard with some mature landscaping offers lots of privacy on this corner lot. An oversized detached garage (27'8" x 21') with a 9'10" x 16 ' door with a 13' ceiling, will easily accommodate a car lift and is also equipped with in floor heat. The parking pad is ideal for your RV. Located within walking distance to all levels of schools with



easy access to shopping and main roadways.
Quick possession is possible. This home is
sold "as is".

Built in 2002

Essential Information

MLS® #	A2186326
Price	\$459,900
Sold Price	\$471,301
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,142
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	301 Strathford Boulevard
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1S4

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Insulated, Oversized, Garage Faces Side

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, French Door
Appliances	Dishwasher, Electric Stove, Refrigerator

Heating	Boiler, Make-up Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Date Sold	January 28th, 2025
Days on Market	15
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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