# \$459,900 - 301 Strathford Boulevard, Strathmore

MLS® #A2186326

## \$459,900

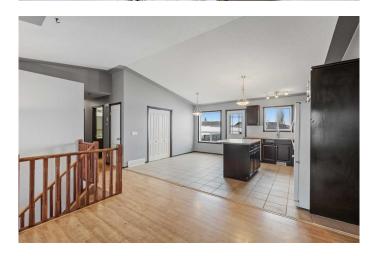
4 Bedroom, 3.00 Bathroom, 1,142 sqft Residential on 0.11 Acres

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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