

\$369,000 - 306 Strathaven Drive, Strathmore

MLS® #A2220787

\$369,000

4 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.08 Acres

Strathaven, Strathmore, Alberta

Welcome to your family's next chapter in this charming and fully developed bungalow, ideally located in a quiet community and backing onto a lush greenbelt. Just steps away from Wheatland Elementary School in one direction and a playground in the other, this home offers the perfect setting for young families and pet lovers. Your backyard truly feels like an extension of the outdoors. This semi-detached bungalow features 3 spacious bedrooms on the main floor, another on the lower level, and 3 full bathrooms, and a bright, open-concept layout. Step through the inviting courtyard and enjoy a covered front veranda that's perfect for morning coffee or relaxing in the evening. Inside, the living room flows naturally into the dining area and kitchen, creating a seamless main floor ideal for both everyday life and entertaining. From the kitchen, step out to a west-facing backyard with a partially covered deck, brick patio, garden space, and direct access to the greenbelt. The lower level offers flexibility and comfort with a family room, rumpus room, potential fourth bedroom, a den, a full bathroom, and plenty of storage. Lovingly maintained and thoughtfully updated over the years, this home is ready for its next owners. Connect with your real estate representative today to arrange a private showing. This could be the perfect fit in the wonderful amenity-rich town of Strathmore.

Built in 1996



Essential Information

MLS® #	A2220787
Price	\$369,000
Sold Price	\$369,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,114
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	306 Strathaven Drive
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1M2

Amenities

Parking Spaces	3
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Vinyl Windows, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Electric Stove, Garage Control(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

	Garden, Greenbelt, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2025
Date Sold	July 1st, 2025
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.