



GRASSROOTS
REALTY GROUP

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**316, 103 Strathaven Drive
Strathmore, Alberta**

MLS # A2230541



\$289,000

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	879 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 476
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Primary Downstairs		

Inclusions: None

OPEN HOUSE on Sunday, June 29th from 10am-12pm! Refreshments will be served.* Welcome to this beautifully maintained and cared-for home. Do not be fooled, this unit offers tons of space and storage. It is deceptively big for a condo, with over 1700 sq ft of combined space between the main floor and basement. The master bedroom is simply massive and includes a 4-piece ensuite Bathroom. Large enough for a bed of any size and is sure to fit any furniture you plan to bring home. This primary bedroom is in the basement, making things cooler in the summer and quiet year-round. The open kitchen layout helps to optimize space while cooking. Flooring in the living room and kitchen was recently replaced with vinyl. There is great potential for a variety of uses with a dedicated office. You can work from home without sacrificing a bedroom as a home office. Finally, this is a corner unit, so there are no neighbours the one side. There are 2 parking spots both located directly in front of the unit, making parking uncommonly convenient. This home is in great shape and is move-in ready for its next owner or rent-ready for the right investors.