



**GRASSROOTS**  
REALTY GROUP

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**5 Maple Leaf Road  
Strathmore, Alberta**

**MLS # A2235663**



**\$499,900**

<b>Division:</b>	Maplewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** TV Wall Mounts (x2), Wood Burning Stove in Garage (as-is), Window Treatments

Welcome Home to this Fully Finished 4-Bedroom, 3-Bathroom Bi-Level Bursting with Potential and Ready for you to Make It Your Own. Situated on a Generously Sized Lot with front water feature, Landscaped with Hedges, Raspberry Bushes and Plump Flowers, a Detached, Insulated Garage complete with one 220 Volt Electrical Outlet and a Wood Burning Stove, this well-maintained home offers the perfect blend of Comfort, Space, and Opportunity. Whether you're Upsizing, Investing, or just ready for a Fresh Start, this home has what you're looking for: a Flexible Layout with Room to build a Fifth Bedroom in the basement, a yard Large Enough for RV Parking, Shingles on the House and Garage replaced in 2020 and thoughtful upgrades throughout. Enjoy Cleaner Air with the Swordfish Air Purification System and Healthy Water with a Rainfresh Whole House Ultra Violet Water Disinfection System. Not to mention a 50 gallon hot water tank PLUS Frigidaire Appliances and Commercial-Grade Washer and Dryer surely built to last. There are too many upgrades to list here—ask your REALTOR® for the full supplement sheet! This is your chance to OWN a Solid, Spacious Home at a Price that's Hard to Beat. Act fast—homes like this don't stay on the market long.