



GRASSROOTS
REALTY GROUP

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311, 103 Strathaven Drive
Strathmore, Alberta

MLS # A2246447



\$254,900

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	889 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	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		

Inclusions:	n/a
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Strathmore townhouse living surrounded by green space. Set in a well-managed complex (including a new roof and siding) and surrounded by peaceful green space, this spacious townhouse blends comfort and function. The main floor features two bedrooms plus a versatile flex/den room, along with a full bathroom that includes a cheater door for convenient ensuite access. The modern kitchen offers a functional island, stainless steel appliances (fridge excluded), and opens into the bright living room with a cozy gas fireplace. Patio doors lead to a concrete pad—perfect for enjoying the afternoon sun. The fully developed lower level offers a large open rec space that could easily be converted to add a third bedroom, plus a second full bathroom—ideal for guests or family. Two dedicated parking spots are located directly out the front door for ultimate convenience. With water included in the condo fees, and the hospital, park, and schools just minutes away, this home delivers comfort, value, and a fantastic location.