



GRASSROOTS
REALTY GROUP

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**321, 103 Strathaven Drive
Strathmore, Alberta**

MLS # A2255179



\$221,900

Division:	Strathaven		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 476
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions:	NA
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Step into this bright and welcoming condo featuring 2 spacious bedrooms and a versatile den—ideal for a home office or guest space with a beautifully updated full bathroom. Enjoy the modern kitchen with brand-new quartz countertops, refinished cupboards with soft close, and a stylish new backsplash. Fresh paint throughout the home complements the new vinyl plank flooring and carpet, giving the space a clean, contemporary feel. The living room has a corner gas fireplace and patio doors leading you out to the balcony with a new wood decking. Updates also include hot water tank, washer and dryer (2 years old), sinks, updated light fixtures in main areas and decking. This unit includes 2 parking spots, 1 right in front of the unit and 1 just to end east of the building. This move-in ready unit is perfect for first-time homebuyers or as a smart investment opportunity. Don't miss your chance to own this beautifully refreshed gem! Walking distance to schools, the hospital, arena and pool! Quick access to shopping and the highway should you commute to Calgary.