



GRASSROOTS
REALTY GROUP

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102 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2258217



\$299,900

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Outside, Parking		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Laminate Counters, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this rare END-UNIT townhome, #102, in the desirable complex of "Ranch Ridge Meadow" in Strathmore, AB! This immaculately maintained, bright and open-concept townhome boasts 1,165 square feet of developed above-grade living space, with 2 spacious primary bedrooms (both with their own private ensuite!), 2.5 bathrooms, a full basement (partly finished with framing, and just awaiting your finishing touch), a long front concrete driveway, and private east-facing backyard concrete patio! Notable features/upgrades here include: a surplus of extra windows (west, east, and north exposures for an abundance of natural sunlight!), black appliance package, laminate countertops, newer LED light fixtures, cozy electric fireplace, plush carpet/linoleum flooring, and white "blinds window treatment package. This is a pet friendly complex with a full-size children's playground, optional additional parking (which can be rented from Condo Management), and reasonable condo fees! Walking distance to absolutely all amenities Strathmore has to offer: shopping, schools, restaurants, and parks/pathways! This move-in ready home blends comfort, style, and location—ideal for first-time buyers, small families, or savvy investors! Don't miss out on this incredible property! Call now to book your showing!