



**GRASSROOTS**  
REALTY GROUP

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**207, 8 Bayside Place  
Strathmore, Alberta**

**MLS # A2259511**



**\$246,000**

<b>Division:</b>	Brentwood_Strathmore		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

<b>Inclusions:</b>	N/A
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Discover an exceptional living experience in this beautifully appointed upper-level residence, a remarkable opportunity presented through the Town of Strathmore's Perpetual Affordable Housing (PAH) Program. A thoughtfully designed layout welcomes you, beginning with a spacious entryway that flows seamlessly into an open-concept living space. The heart of the home features a spacious kitchen with plentiful wood cabinetry, a tiled backsplash, and stainless steel appliances, complemented by a large pantry and a dedicated dining area. Natural light floods the bright living room, which opens onto a private South facing balcony, the ideal setting for savoring brilliant sunrises and tranquil sunsets. The residence hosts a large primary bedroom along with two additional spacious bedrooms, plus a family bathroom. For ultimate convenience, in-suite laundry is discreetly housed within a closet. This property includes a designated parking spot with ample guest parking available. Perfectly positioned with prime proximity to the town center, Strathmore Golf Course, Aquatic Centre, and the Stampede Grounds, and surrounded by scenic walking and biking paths, this home offers a unique blend of comfort and convenience. Low condo fees cover everything except power, adding to the incredible value of this offering. \*\*Buyers must be pre-approved under the Town of Strathmore Perpetual Affordable Housing (PAH) Program. For questions regarding eligibility or the application process please contact Tammi Sieben on 403-934-3133/ tsieben@strathmore.ca\*\*