

1-833-477-6687 aloha@grassrootsrealty.ca

## 238 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2260179



\$349,000

Division:	The Ranch_Strathmore			
Type:	Residential/Five Plus			
Style:	2 Storey			
Size:	1,157 sq.ft.	Age:	2007 (18 yrs old)	
Beds:	3	Baths:	3 full / 1 half	
Garage:	Parking Pad, Sta	all		
Lot Size:	0.03 Acre			
Lot Feat:	Front Yard			

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Open Floorplan

Inclusions: n/a

This bright and inviting 2 storey townhouse offers a functional layout with plenty of space for everyday living. The open main floor features a welcoming front living room and a stylish kitchen with stainless steel appliances, breakfast bar, and eating area, all finished with easy-care laminate flooring. Upstairs, you'Il find 3 bedrooms, including the primary suite with a private 3-piece ensuite, plus a 4-piece main bath. The fully developed lower level expands your living space with a large rec room and additional bathroom—perfect for family gatherings or a home office setup. Additional updates include a new tankless hot water and furnace combo. A great opportunity to own a move-in ready home with modern conveniences in a well-kept setting.