



**GRASSROOTS**  
REALTY GROUP

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**29E Wellington Cove  
Strathmore, Alberta**

**MLS # A2260548**



**\$229,900**

<b>Division:</b>	Westmount_Strathmore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	Full	<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>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** n/a

Seller will provide a six-month condo fee credit upon a firm sale completed before December 31, 2025. Welcome to this bright and inviting end unit in a well-kept 6-plex, tucked away in a quiet cul-de-sac in the heart of Strathmore. Offering both privacy and convenience, this home provides easy walkability to local shops, restaurants, and schools while maintaining a peaceful residential feel. With off-street parking included, the location blends small-town comfort with everyday practicality. The bi-level floor plan creates a thoughtful separation of spaces. The upper level features an open-concept kitchen, dining area, and living room designed for both connection and function. Large windows fill the home with natural light, and patio doors open to a sunny south-facing deck, perfectly sized for a table and barbecue—an ideal spot to enjoy morning coffee or evening dinners outdoors. A handy half bathroom, large pantry closet, and a welcoming entrance with a boot cupboard complete the upper floor, making day-to-day living effortless. The lower level is where comfort and rest take priority. Two well-sized bedrooms, a full bathroom, a practical laundry room with your utilities and a storage closet ensure that everything has its place. Recent updates bring peace of mind, including refreshed flooring, new paint, a washer and dryer just three years old, and a kitchen equipped with fridge, stove, and dishwasher that have been reliably maintained. The balance of style and function makes this home ready for its next chapter. Whether you are a first-time buyer, investor, or someone seeking a low-maintenance lifestyle in a convenient location, this property offers exceptional value. Thoughtful updates, a desirable end-unit position, and a layout designed for both comfort and practicality make this home a standout opportunity in Strathmore's market.