



**GRASSROOTS**  
REALTY GROUP

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**320 Strathaven Drive  
Strathmore, Alberta**

**MLS # A2261799**



**\$359,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** Refrigerator, Stove, Hoodfan, Dishwasher, Washer & Dryer, Electric Fireplace, All Window Coverings

Welcome to this bright and spacious bi-level half duplex in the heart of Strathmore! Featuring 4 bedrooms, 2 full bathrooms, and a single attached garage, this home offers the perfect blend of comfort, functionality, and location. The main level features hardwood floors, an open layout ideal for family living, and a functional kitchen. The primary bedroom includes a generous walk-in closet, while a second bedroom on this level provides space for family, guests, or a home office. Step outside to the newly built back entrance and deck (completed with permits)—an excellent spot for relaxing or entertaining. The bi-level design ensures the lower level is bright and welcoming, featuring large windows, two additional bedrooms, and a 3-piece bathroom, making it a perfect extension of the living space. Backing onto a pathway and just minutes from shopping, schools, and parks, this property combines convenience with a true sense of community. With thoughtful updates and a desirable location, this home is move-in ready and waiting for its next owners!