



**GRASSROOTS**  
REALTY GROUP

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**245 Ranchwood Lane  
Strathmore, Alberta**

**MLS # A2262082**



**\$234,900**

<b>Division:</b>	Ranch Estates		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Shed

Nestled in the very desirable Ranch Estates, 55+ gated community, is 245 Ranchwood Lane. Over 1700 sqft DOUBLE WIDE home featuring 3 large bedrooms + office/den, 2 full bathrooms including the very large 6 piece en-suite w/ walk-in closet, huge rear deck and front porch, and a very large kitchen with endless counter space. This home has space &ndash; lots of it and is move in ready! This bright and sunny, well maintained home has an open concept floor plan which thoughtfully prioritizes comfort and accessibility throughout. Retreat to the rear deck backing onto green space and trees, spacious enough for a large arrangement of patio furniture and barbecue. A brand new, 5.5 x 8 ft shed is included for your convenience on the rear deck as well. Close to important amenities like grocery stores, hardware stores, restaurants, the hospital, and adjacent to Strathmore's canal walking path AND Strathmore's beautiful Kinsmen park! Don't miss this chance to own one of the largest homes situated in the coveted Ranch Estates community.