



GRASSROOTS
REALTY GROUP

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1656 Strathcona Gate
Strathmore, Alberta

MLS # A2265790



\$449,900

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		
Inclusions:	Shed		

Welcome to 1656 Strathcona Gate, a well-maintained bi-level home in the heart of Strathmore. This property has been lovingly cared for by the original owner and is a perfect fit for families or investors alike. The main floor offers an open-concept layout with a spacious kitchen and bright living room featuring large windows that fill the space with natural light. The living and dining areas are finished with beautiful hardwood flooring, while laminate flooring runs through the kitchen and common areas for easy maintenance. Upstairs you'll find three generously sized bedrooms and a full 4-piece bathroom. The lower level offers additional living space with laminate flooring throughout, ready to be customized to suit your needs. Step outside to enjoy the private backyard, complete with a detached double garage and an elevated deck, perfect for summer barbecues. Located on a quiet street in a family-friendly neighborhood, this home offers quick access to schools, parks, and all local amenities. Don't miss this opportunity to own a solid, original-owner home in a mature and welcoming community.