



**GRASSROOTS**  
REALTY GROUP

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**13, 204 Strathaven Drive  
Strathmore, Alberta**

**MLS # A2269981**



**\$269,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Guest, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

<b>Inclusions:</b>	N/A
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Bright and well-maintained 3-bedroom, 1.5-bath townhouse in desirable Strathaven! Enjoy a spacious main floor with laminate and tile, large windows for plenty of natural sunlight, a spacious living room, and an inviting kitchen with an eat-in area. Upstairs offers 3 comfortable carpeted bedrooms and a full bathroom. The unfinished basement is ready for your ideas. Excellent location &mdash; walk to schools, parks, and rec facilities, with easy access to shopping and Hwy 1. Strathaven is a family oriented community with an unbeatable location to schools. Clean, move-in ready, and full of value! Recent updates include a brand new stove and fridge (2025), hot water tank (May 2025), and windows (August 2024). The home has been well-maintained and is ready for a new owner today. This condo is pet-friendly (with restrictions and board approval). \$160.60 of the monthly condo fee goes to reserve fund contributions. Waste, yard/snow maintenance, and exterior repairs are covered by the condo board.