



**411, 103 STRATHAVEN Drive
Strathmore, Alberta**

MLS # A2271025

\$240,000



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|------------------|---|---------------|-------------------|
| Division: | Strathaven | | |
| Type: | Residential/Other | | |
| Style: | Townhouse-Stacked | | |
| Size: | 814 sq.ft. | Age: | 2002 (24 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Assigned, Outside, Side By Side, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Street Lighting | | |

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|--------------------|---|-------------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 476 |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Vinyl Windows | | |
| Inclusions: | None | | |

Some homes just feel right. This MAIN-FLOOR condo in Strathaven offers comfort, convenience, and flexibility in one smart package. Featuring an open layout, kitchen with eating island, and a cozy living room with gas fireplace. Step outside to a patio with gas BBQ hookup and direct access to beautifully maintained shared green space, with snow removal included. The main floor includes two bedrooms, a full 4-piece bath, and an oversized laundry room with excellent storage. The partially finished basement adds valuable living space with new flooring, a large bedroom, 3-piece bath, and a rec room ready for your finishing touches. PET FRIENDLY with board approval. QUICK POSSESSION available. Two assigned parking stalls right outside your door. Walking distance to a K–6 school and minutes to the hospital, arena, pool, and town amenities. An ideal option for first-time buyers or those looking to downsize with ease.