



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

106 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2274257



\$299,900

Division:	The Ranch_Strathmore		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,152 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Located just a short walk from major amenities-including Walmart, Sobeys, and Shoppers Drug Mart this two bedroom condo with two full and two half bathrooms is ready to welcome you home just in time for Christmas. The main floor features durable vinyl flooring throughout, spacious living area, and a dedicated dining space perfect for family meals or entertaining. The well-equipped kitchen includes SmartThings appliances-an induction range, refrigerator, and Samsung dishwasher - and offers convenient access to a 2 - piece bathroom. On the second floor, the primary bedroom boasts a generous walk-in closet and a private 3-piece ensuite. The oversized second bedroom enjoys access to a 4 - piece bathroom that also connects to the main hallway, making it ideal for guests or family. The fully finished basement also with vinyl flooring adds incredible versatility, offering a large family room that can be easily used for additional , home office, or recreation area. This level includes a 2 - piece bathroom with laundry and extra storage. Outside the backyard patio provides the perfect space to relax and enjoy the company of friends. Recent updates include a hot water tank and kitchen appliances and offer added peace of mind. This home blends comfort, convenience, and walkability, ideal for first time buyers, downsizers, or anyone seeking a move-in ready property in a prime location.