



**GRASSROOTS**  
REALTY GROUP

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**7 Maplewood Drive  
Strathmore, Alberta**

**MLS # A2274326**



**\$359,900**

<b>Division:</b>	Maplewood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,363 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** pool table, pool table score rack, book shelf in lower family room, barbecue, patio furniture, wood, fire pit,

1845 sqft of total developed living space!! NOT A CONDO!! This home is extensively renovated!! Fully finished 2 story with detached garage. Many updates include all new west facing windows. New siding coming in May even if the owner has already moved it is paid for. Upgraded vinyl plank, paint, eavestrough on garage, new roof, central air conditioning in 2024, turf lawn, newer fencing, and more!! Walking in you are welcomed by a lovely entry way leading you to a nice bright west facing living room with bright windows. The kitchen is generous with loads of cupboards and counters and room for a large table. There is a 2 piece bath and a door that leads you to your lovely back deck complete with Barbecue (staying), wood fire pit, lovely pet friendly turf grass and your detached garage. The upper houses 3 generous size bedrooms. There is a main 4 piece bathroom. The primary will fit king furniture and also has its own 4 piece ensuite. The lower is fully finished and is complete with pool table and score rack (staying), Book shelf, Storage room, laundry, and a 4th Bedroom (non-conforming). This home is a must see!!!