



**D, 204 6 Avenue  
Strathmore, Alberta**

**MLS # A2277006**

**\$249,900**



|                  |                                    |                               |
|------------------|------------------------------------|-------------------------------|
| <b>Division:</b> | Downtown_Strathmore                |                               |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |                               |
| <b>Style:</b>    | Apartment-Single Level Unit        |                               |
| <b>Size:</b>     | 818 sq.ft.                         | <b>Age:</b> 2014 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> 1               |
| <b>Garage:</b>   | Off Street, Plug-In, Stall         |                               |
| <b>Lot Size:</b> | -                                  |                               |
| <b>Lot Feat:</b> | -                                  |                               |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Boiler, In Floor                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Concrete                        | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 192 |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                    | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |
| <b>Inclusions:</b> | None                            |                   |        |

Welcome to this budget-friendly 2-bedroom, 1-bath condo in the heart of downtown Strathmore. This open-concept unit is perfect for first-time home buyers, those looking to downsize, or investors seeking a low-maintenance property with a low condo fee. The home features a brand NEW convection/air-fryer stove, FRESH PAINT, acid-washed concrete floors with in-floor heating, on-demand hot water, with a functional layout and IN-SUITE LAUNDRY. Enjoy a nicely sized covered patio, one off-street parking stall with plug-in, and plenty of additional street parking. Conveniently located across the road from the Catholic schools, just minutes from downtown shopping, the lake with walking paths, and easy highway access for commuters. This building is also PET FRIENDLY. A great opportunity to own in a central, walkable location. Please note this unit is below grade. Contact your favourite Realtor® today to book your private showing.