



GRASSROOTS
REALTY GROUP

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**1808 Strathcona Bay
Strathmore, Alberta**

MLS # A2277903



\$542,900

Division:	Strathaven		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,101 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Location, Location, Location. Welcome home to the charming bungalow perfectly located on a quiet cul-de-sac in the desirable community of Strathaven in Strathmore. Close to schools, the indoor pool, hospital, arenas and other rec facilities. A covered front porch welcomes you to the home & provides a quiet spot to relax. This home combines comfort, convince and blends unique features you won't find anywhere else. A covered front porch offers a warm welcome and a relaxing spot to unwind with neighbours or BBQ. If you love a open plan this home is meant for you. The chef in the family will love cooking in the spacious kitchen with island and ample counter & cabinet space. The living room is spacious and bright. You can step from the dining area to the large deck that overlooks the spacious pie shaped fenced backyard (5834 sq.ft.) with available alley access and a swinging gate, you'll have room for an RV or a trailer in the back yard. Yard is complete with storage shed for storing all your yard tools . The primary bedroom features a full ensuite and walk in closet and direct access to the large back deck. The 2nd main floor bedroom is spacious with closet. Down stairs there is ample space in the family room with a large rec area with electric fireplace. A full bathroom and two more good size bedrooms complete the basement. Laundry facilities are conveniently located on the main floor. Other features include new vinyl plank flooring throughout, new shingles installed in 2025,, and newer hot water tank. Book your viewing today! The RPR on file is not in compliance as the movable shed is encroaching on the neighbours property. To be accepted as is by the buyer.