



204E 6 Avenue
Strathmore, Alberta

MLS # A2277927



\$249,900

Division:	Downtown_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	898 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Plug-In, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 192
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome home to this thoughtfully designed 2-bedroom, 1-bath corner unit condo offering comfort, convenience, and exceptional value. Perfectly suited for first-time home buyers, savvy investors, or those looking to downsize, this functional property checks all the boxes. **LOW CONDO FEE** Step inside to discover an open layout that maximizes every square foot. The spacious living and dining area flows seamlessly, making it ideal for both relaxing and entertaining. The well-appointed kitchen offers ample cabinetry, pantry and workspace, while the two bedrooms provide flexibility for a guest room, home office, or roommate setup. Enjoy the added comfort of in-floor heating, keeping your space cozy year-round, along with the convenience of in-suite laundry and storage for easy everyday living. There is 1 assigned parking stall with a plug-in along with ample street parking. Located just steps from the lake and scenic walking paths, you'll love the balance of nature and convenience of Downtown amenities — including catholic schools, shopping, dining, and entertainment — are only minutes away. This unit also has fresh paint.