



GRASSROOTS
REALTY GROUP

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1421 Strathcona Way
Strathmore, Alberta

MLS # A2278379



\$415,000

Division:	Strathaven		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	892 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, ELECTRIC STOVE, HOODFAN, BUILT IN DISHWASHER, WINDOW COVERINGS, WASHER, DRYER, GARAGE DOOR OPENEN, SHED

STOP THE SCROLL - your ADULTING journey just got a major upgrade! This semi-detached fully developed bungalow with 1770 sf of living space is the ultimate starter pack for first time buyers or those moving up and out of the condo! The main floor features vaulted ceilings over a semi open concept floorplan. The living room has space for the oversized furniture and the kitchen has a generous amount of cabinetry and plenty of prep space giving you all the room for your gadgets without looking cluttered. The main floor is complete with 2 large bedrooms and a full bath. The fully developed basement is a game-changer! Whether you need a high-speed gaming den, a TIK TOK worthy home gym, or a guest suite for the one friend who never leaves, this lower development has you covered. There are 2 additional bedrooms and a 3 pc bath and a family room that can easily become the kids domain in years to come. You are minutes away from all schools K to 12 as well as hockey rinks, hospital and shopping. Lets not forget the added bonus of the attached garage. Plant a garden and watch it grow...no grass to cut in the backyard! Stop paying your landlord's mortgage and start building equity in a home that fits your lifestyle. Call your Realtor® to view...time to get excited! For your convenience there will be an OPEN HOUSE 12-2 PM ON SATURDAY JANUARY 24