



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**112 6 Avenue
Strathmore, Alberta**

MLS # A2279141



\$339,900

Division:	Downtown_Strathmore		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,249 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: refrigerator, electric stove, washer, dryer, garage door opener

AMAZING FULLY DEVELOPED - 3 BEDROOM - 2.5 BATHS - NO CONDO FEES !! Designed to maximize the living areas with no wasted space this family sized townhome is located in downtown Strathmore within walking distance to shopping and schools. The main floor offers a brightly lit open concept floor plan with a spacious living room that will accommodate a sectional sofa and more. The open ended dining area is positioned between the working kitchen and the living room. An abundance of oak cabinetry boasts plenty of upper and lower cabinets. There is a very large storage area next to the kitchen that can be combined as a walk in pantry and broom closet. A private 2 pc bath is just off the back landing and away from the kitchen area. Upstairs you will find a primary bedroom with a walk in closet and a four piece ensuite bath overlooking the quiet rear yard and an additional two bedrooms that share a four piece bath. The lower level boasts an open family room area and laundry area. Direct access from this level leads to the single attached insulated garage. There is a shed in the fenced rear yard to keep your bikes etc as well as any gardening tools that you might use to maintain the lovely vegetable garden patch behind the shed. Parking boasts one covered garage space, garage pad and also plenty of street parking. Enjoy the benefits of home ownership in this fantastic townhome with quick possession. Call your favorite realtor today. `