



**302 Strathaven Drive
Strathmore, Alberta**

MLS # A2281112



\$410,000

Division:	Strathaven		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,478 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Few Trees, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this beautifully maintained two-storey duplex in the family friendly community of Strathaven! Lovingly cared for and thoughtfully upgraded over the past few years, this home offers the perfect blend of comfort, style, and convenience. The main level features a bright and functional galley kitchen with modern updates, seamlessly flowing into a spacious dining area—ideal for family meals and entertaining. The inviting layout creates a warm and welcoming atmosphere throughout. Upstairs, you’ll find three generously sized bedrooms, including a spacious primary retreat anchored by a gas fireplace and complete with a private 3-piece ensuite. A well-appointed, updated 4-piece main bathroom serves the additional bedrooms, making it perfect for families. The fully finished basement adds valuable living space, perfect for a family room, home office, gym, and/or play area—tailored to suit your lifestyle needs. Situated close to schools and the hospital, and offering excellent access for commuters, this move-in-ready home is ideal for families, first-time buyers, or investors alike. Don’t miss your opportunity to own this wonderful property in a family-friendly neighbourhood!