



**GRASSROOTS**  
REALTY GROUP

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**411 Strathford Boulevard  
Strathmore, Alberta**

**MLS # A2283344**



**\$499,900**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,250 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, HOODFAN, FREEZER, BUILT IN DISHWASHER, WASHER, DRYER, GARAGE DOOR OPENER AND REMOTE

Ladies and Gentlemen, we have a BUNGALOW available for a quick possession. Discover the perfect balance of function and potential in this solid, well-maintained bungalow. This home has been thoughtfully updated with all-new energy efficient windows and exterior doors, significantly lowering utility costs and providing peace of mind for years to come. The shingles have also been replaced (2025) along with main level flooring. The main level offers a practical and accessible layout featuring three bedrooms, including a primary suite with its own private ensuite. The heart of the home is the functional kitchen equipped with newer appliances including an upright freezer. There is fantastic prep space for meals and ample cabinets for storage. The dining area allows gorgeous morning sun to flood the space with its large windows and has access to the back deck and fully fenced yard. The deck has been updated. The yard is a clean palette. There is back alley access as well! For those looking to build equity, the partly finished basement has ample room for recreation and enjoyment. There is a professionally installed 2 pc bathroom which has been thoughtfully planned out to encompass a future tub/shower. Currently, there is a bedroom and a sewing/hobby room. Flooring and ceiling to be completed. Maybe you want to change up this plan and make it your own? The basics are in. The bottom line is this space is great for families with value in the updates and being a great location. Please be mindful of the current state being "moving in progress". The sellers are trying to get things moved so you can move in soon! Call your Realtor® to view.