



GRASSROOTS
REALTY GROUP

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114 Wheatland Trail Strathmore, Alberta

MLS # A2283510



\$525,000

Division:	Westmount_Strathmore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,121 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement refrigerator, basement microwave

Attention investors and buyers seeking a turnkey gem! This inviting bungalow in a prime, family-friendly community offers unmatched versatility, fresh upgrades throughout and great income potential. The main floor features 3 spacious bedrooms, complete with recently replaced carpet, a modern 4-piece bathroom and a recently replaced stacked washer/dryer. The gourmet kitchen shines with a gas range, upgraded extended counter space, stone tile backsplash and brand-new matching dishwasher and refrigerator—ideal for home chefs and entertaining. The fully renovated illegal basement suite, with 2 bedrooms, is a perfect mortgage helper or guest retreat. It boasts a full kitchen with pantry and a recently upgraded 3-piece bathroom, its own washer/dryer, a soundproof drywall upgrade in the ceiling and a separate side entrance for privacy. All flooring, including bedroom and living room carpet has been recently replaced in the basement and the fresh paint, recently replaced blinds and additional lighting throughout really make this property shine bright! Set on a large double lot with subdivision potential, this property is a dream for future development. The expansive fenced backyard is perfect for families or tenants, complemented by a detached single-car garage, attached carport, and 6 additional parking spaces. Located steps from an elementary school, golf course, shopping, and trails, and just a 20-minute drive to Chestermere Lake, this home blends lifestyle with opportunity. Don't miss this move-in-ready investment or multigenerational haven—schedule your showing today!