



GRASSROOTS
REALTY GROUP

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**21 Hillview Road
Strathmore, Alberta**

MLS # A2283528



\$425,000

Division:	Hillview Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,331 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome to Hillview Estates, a wonderful community with schools, parks, playgrounds and awesome walking paths! This 1,331 ft² 3 bedroom, 2.5 bathroom duplex is very clean, has central air conditioning and has been updated. The main entrance is a spacious area with a closet for shoes and coats. Vinyl plank flooring flows throughout the main level with large venting windows that bring in fresh air and natural light. The main floor includes a large living room, kitchen, dining room, laundry room and 2 piece powder room. The kitchen has plenty of solid wood cupboards and drawers and a full pantry. The updated stainless steel appliance package includes refrigerator, stove, microwave hood fan and dishwasher. The dining room will accommodate a family sized table and furniture. Sliding glass doors lead out to the large deck and fenced back yard that backs onto a greenbelt. Upstairs is the spacious primary bedroom with a 3 piece ensuite, 2 additional bedrooms and a 4 piece bathroom. The insulated and polyed lower level is undeveloped and has roughed in plumbing. The house has an attached single garage that is insulated and drywalled and a driveway that will fit additional vehicles. Updates : 2025 Asphalt shingles, eavestroughs, partial siding, microwave hood fan. 2024 Central Air Conditioning 2023 Washer and Dryer, Stove and Refrigerator. 2022 Furnace induction motor and Fan motor, Wall paint on main floor. 2020 Blinds, Flooring, Carpet. Easy to view and quick possession is available.