



GRASSROOTS
REALTY GROUP

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**622 3 Street
Strathmore, Alberta**

MLS # A2287945



\$279,900

Division:	Downtown_Strathmore		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	569 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	City Lot, Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Primary Downstairs, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

LOW CONDO FEES!! \$150/month condo fee! Discover incredible value in this well-maintained townhouse located in a quiet and convenient Strathmore community. Ideal for first-time buyers, downsizers, or investors, this home offers 3 comfortable bedrooms in the fully developed basement, along with 1.5 bathrooms for everyday convenience. The main floor features a bright and open layout with a spacious living room, dining area, and a practical kitchen — perfect for relaxed living and entertaining. You'll love the affordable condo fees that help keep monthly costs low in this well-run complex. Located close to parks, schools, and retail located conveniently off Highway 1, this home combines small-town charm with a functional location. Whether you're looking to enter the market or add to your portfolio, this is an opportunity you don't want to miss! Call your favourite realtor today to check it out!