



207, 323 Fourth Avenue
Strathmore, Alberta

MLS # A2289633



\$235,000

Division:	Downtown_Strathmore		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	1,252 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Window blinds.

Affordability packed with convenience! Check out this beautiful 2 bed, 1.5 bath townhouse located in the heart of downtown Strathmore and just steps away from all the amenities you need. This unit is located on the top 2 floors facing south, providing you with a very quiet space and tremendous amount of sunshine all year round! There will be no shortage of space as you will have over 1252 SqFt of very functional space with an open concept main floor plan, perfect of adding your preferred style furnishings. The main floor includes a fully equipped kitchen with mainly newer appliances, dining area, living room, closet and a half bath for added convenience. Also, included on this level is a large storage area and mechanic room with your own furnace and hot water tank. Head upstairs where you will find 2 large Primary bed rooms with walk-in closets, a study area and a well appointed 4 piece bathroom. This level is also home to your very own laundry closet with washer and dryer purchased in 2024. To top it all off, you will be able to Instantantly make this home your own with a \$2500 painting credit offered by the seller upon a positive offer acceptance! This value simply can't be beat, call your favourite Realtor to book your showing today!