



212 5 Avenue  
Strathmore, Alberta

MLS # A2290833



**\$440,000**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

LOCATION, LOCATION, LOCATION: Downtown Strathmore! ATTENTION: Developers, Builders, Business owners &mdash; note the SIZE and R3 ZONING of this PRIME 75'x120' piece of land/lot with 2 titles. Future development of multi-family units with Town of Strathmore approval. A tremendous buy/hold investment opportunity with SPRING possession for Construction. Charming character bungalow. An ideal downtown revenue property, this single-family home with a detached garage will generate revenue \$1500.00 per month plus utilities. Or, INVEST IN YOURSELF instead of your landlord while enjoying main floor living at its best. The heated, oversized double garage is insulated and measures 24' x 26' with 2 doors. Truly an ideal garage/workshop space; there's lots of room for all your toys. Bring your RV, boat, trailer, quad, etc. There's convenient rear back alley access and a nice large yard with mature trees. Lots of room for kids to run and play and dogs to romp the land. Walking distance to the new Catholic Church, schools, parks, and downtown core. Call to view today!