



**1175 Strathcona Road
Strathmore, Alberta**

MLS # A2293789



\$469,900

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,095 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, See Remarks, Separate Entrance, Track Lighting, Walk-In Closet(s)		

Inclusions: Shed, ,

Welcome to this fully developed bi-level, ideally positioned on a premium lot with rare side-lane to back-lane access. Backing onto green space with no neighbours behind or to the west, this property offers exceptional privacy and a peaceful setting that's hard to come by. There is ample room for RV parking, making it perfect for those who value both convenience and lifestyle. Step inside to a bright foyer that leads to an open-concept main level designed for both comfort and entertaining. The spacious living room flows seamlessly into the kitchen and dining area, with direct access to a back deck—perfect for enjoying morning coffee or evening sunsets. The main floor is complete with three bedrooms and two full bathrooms. The primary with walk in closet and 3 piece ensuite offering a functional and family-friendly layout. The fully developed lower level features a separate walkout entrance and presents incredible potential for a private (Illegal) mother-in-law suite .With space for up to two additional bedrooms, a bathroom, and designated areas for a kitchen and laundry, the possibilities here are both practical and valuable. Outdoors, the backyard is thoughtfully set up with a garden area for those who enjoy a touch of nature, along with a fully functioning hot tub—ready to provide year-round relaxation. And potential RV parking! This home offers a rare combination of space, privacy, and versatility, making it an exceptional opportunity for families, investors, or those looking to maximize their living options.