



**32, 204 Strathaven Drive
Strathmore, Alberta**

MLS # A2294117



\$269,900

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,014 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Interior Lot, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, Storage		

Inclusions: Microwave, table in kitchen, bar-b q

Welcome to this bright and inviting 3 bedroom home. Perfect for the first home buyer or investor. Filled with natural light thanks to an abundance of windows (new windows installed 2018) . This home offers a warm and comfortable living space. Enjoy easy maintenance with laminate flooring throughout the main living areas, creating a modern and cohesive feel. The unfinished basement provides a terrific space for you to put you own spin on developing this space. There is NO POLY B plumbing here offering you huge peace of mind. A fantastic way to get into the market or add to your portfolio.