



111, 323 4 Avenue  
Strathmore, Alberta

MLS # A2297259



**\$359,000**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Pantry		

**Inclusions:** N/A

Welcome to your one-of-a-kind end-unit family townhome offering the privacy and feel of a detached home, surrounded by mature trees in both the front and back. Step inside to a bright, freshly painted main floor filled with natural light from large windows. The open-concept layout begins in the kitchen, featuring rich mahogany cabinetry, stainless steel appliances, laminate countertops, and a central island—ideal for both everyday living and entertaining. The space flows seamlessly into the living room, complete with beautiful hardwood floors and a gas fireplace, creating a warm and inviting atmosphere. The upper level is designed for comfortable family living, featuring two generously sized bedrooms. The primary bedroom is located at the front of the home, offering a very spacious retreat with a Jack and Jill ensuite, while the second bedroom provides excellent space for family or guests. The fully developed basement is what truly sets this home apart, offering exceptional additional living space rarely found in townhomes. Designed for both relaxation and entertaining, it features a large family room with a built-in wet bar, laminate flooring, two oversized bedrooms with large windows, a 4-piece bathroom, and excellent storage. The laundry room and utility room are separate, adding functionality and convenience, and include a tankless water heater. Outside, the private rear deck is surrounded by mature trees, creating a peaceful setting perfect for summer BBQs and outdoor entertaining, while the front porch adds to the home's overall charm. Two assigned parking stalls are located at the rear, with additional street parking available out front. Situated in a prime downtown Strathmore location, you are just steps from parks, schools, shopping, walking paths, and all amenities, while still enjoying the character of an established community. A rare

opportunity to own a townhome with this level of space, layout, and privacy, ideal for families, investors, or anyone looking for exceptional value in today's market.