



**109 Ranch Ridge Meadow
Strathmore, Alberta**

MLS # A2298678



\$317,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,163 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Move-in ready and easy to love. This 2 storey townhome offers a functional layout with just the right amount of space. The main floor is open and bright, featuring new vinyl plank flooring, a freshly painted interior, and a kitchen that flows seamlessly into the dining area and living room, perfect for everyday living or having friends over. Upstairs, you'll find two bedrooms, each with access to its own full bathroom—ideal for roommates, guests, or a comfortable primary setup. The lower level is unfinished and ready for whatever you need next—extra storage, a gym, or future development. With newer appliances, including the brand new washer and dryer, all the big items are already taken care of. Just move in and enjoy.