



**42K Green Meadow Crescent
Strathmore, Alberta**

MLS # A2298946



\$309,900

Division:	Green Meadow		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	794 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.57 Acre		
Lot Feat:	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 49
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Walk-In Closet(s)		
Inclusions:	Mounted shelving, hood fan, shed		

Welcome to this charming and well-maintained bare land townhouse in the desirable community of Green Meadows in Strathmore—offering exceptional value with low monthly condo fees of just \$49, which include common area maintenance, reserve fund contributions, and insurance. This thoughtfully designed, move-in ready home stands out with extensive recent upgrades, giving buyers true peace of mind. Improvements include a new furnace, newer hot water tank (2019), newer roof (2021), new front and back doors, new window coverings, new light fixtures, new toilets, and new carpet throughout the entire lower level. The home also features a new fridge and stove, a new 12x8 shed, a new lower deck, a new front porch with stairs, and a gas BBQ hookup—perfect for enjoying outdoor entertaining. Step inside to discover a bright and inviting layout. The very spacious living room features hardwood floors and large windows that fill the space with natural light, along with a designated area ideal for formal dining, making it perfect for both everyday living and hosting guests. The kitchen is both practical and welcoming, complete with a breakfast bar, pantry, ample cabinetry, and a picturesque window that enhances the space with even more natural light. Warm woodwork throughout adds character, while thoughtful touches like a ceiling fan enhance everyday comfort. The fully developed lower level offers two very spacious bedrooms, including a primary retreat featuring a walk-in closet and convenient access to the 4 piece bathroom. You’ll also appreciate the dedicated laundry area with additional storage, making the lower level both functional and comfortable for everyday living. Enjoy outdoor living in your private yard with a rear lower patio deck, and both front and back porches—ideal for relaxing or hosting guests.

Additional exterior features such as rain gutters and extra storage in you 12x8 shed further enhance functionality. Located in a vibrant, family-friendly community, you're just steps from golf, a lake, parks, playgrounds, schools, shopping, and scenic walking paths. Even better, this is a fully owner-occupied complex—no rentals—helping maintain pride of ownership throughout. Complete with essential appliances and window coverings, this home is truly turn-key. Don't miss your opportunity to own a beautifully updated and affordable home in one of Strathmore's most welcoming neighbourhoods.