



**323, 103 STRATHAVEN Drive E**  
**Strathmore, Alberta**

**MLS # A2299213**



**\$200,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

**PRICED TO SELL | EXCELLENT VALUE FOR FIRST-TIME BUYERS & INVESTORS** Welcome to this well-updated 2-bedroom, 1-bathroom upper-level apartment located in a convenient and established community. This bright and functional unit features recently updated vinyl plank flooring throughout, giving the space a clean, modern feel while remaining durable for everyday living. The layout offers a comfortable living and dining area, a practical kitchen setup, and two generously sized bedrooms. The full bathroom is easily accessible and connected for added convenience from the primary bedroom. Additional features include in-suite laundry, making day-to-day living easy, along with assigned parking stalls and visitor parking nearby. Ideally located within walking distance to schools, parks, and amenities, with quick access to major routes for commuting. Whether you're entering the market or adding to your investment portfolio, this property offers strong value at an affordable price point. Quick possession available. Don't miss this opportunity.