



**111 Ranch Ridge Meadow
Strathmore, Alberta**

MLS # A2300259



\$315,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,151 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Lawn, No Back Lane, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 345
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Screen on back door

This home is ready for its new family. Located in a prime location close to schools, shopping, walking and bike paths, as well as downtown for all your needs. Open concept floor plan with lots of bright sun filtering through the east and west windows. The living room is large and will fit a sectional couch for the whole family. The kitchen is complete with a breakfast bar, all appliances as well as a dining area and door to your back patio and green space. There is also a two piece bath to complete this floor. The upper houses 2 large bedrooms each with their own en-suite! That right two primary bedrooms. The lower is complete with a family room/flex room the choice is yours and another 4 piece bath. The seller is also offering a professional clean and carpet clean before possession!!