



**6 Green Meadow Crescent
Strathmore, Alberta**

MLS # A2304019



\$325,000

Division:	Green Meadow		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,266 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: n/a

Welcome to this beautifully maintained and move-in-ready 2-storey home in the sought-after, family-friendly community of Green Meadow in Strathmore. Offering three developed levels of living space, this bright and modern home is perfect for families, first-time buyers, or anyone looking for exceptional value without condo fees. The main floor features a large, sun-filled living room with an expansive front window, creating a warm and inviting space. The functional white kitchen offers refinished cabinetry, and a stylish tile backsplash, all open to a spacious dining area with garden door access to the back deck—ideal for everyday living and entertaining. A convenient 2-piece bathroom and well-designed laundry area with added counter space and storage complete this level. Upstairs, you’ll find a generous primary bedroom with a walk-in closet, along with two additional bedrooms and a bright 4-piece bathroom—perfect for growing families. The fully finished basement adds incredible versatility, featuring a large family room and a unique additional bedroom/playroom space—ideal for a home office, guests, or recreation. Step outside to enjoy the private, fully fenced backyard with a flat, rectangular layout, a spacious deck, and a storage shed. Off-street parking and an underground sprinkler system add convenience and value. Additional Highlights of this home include: Bright, modern interior with excellent natural light, Three bedrooms up + additional bedroom space in basement, Functional layout with plenty of storage throughout, Brand new high efficiency air conditioner, New stove and dishwasher, laundry on main floor for added convenience. This home is well cared for and move-in ready! Situated in one of Strathmore’s most desirable neighborhoods, Green Meadow offers a quiet, walkable lifestyle with easy access to parks,

schools, and amenities. Enjoy nearby Kinsmen Park, playgrounds, scenic walking paths, and close proximity to shopping, restaurants, the Strathmore Golf Club, and the Family Centre. This is a fantastic opportunity to own a well-kept home in a welcoming, community-focused neighbourhood.