



1409 Strathcona Way
Strathmore, Alberta

MLS # A2304894



\$420,000

Division:	Strathaven		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	873 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained semi-detached bi-level offering over 1,600 SQ.FT of total developed living space in the desirable community of Strathaven in Strathmore. Situated in a quiet, family-friendly neighborhood close to parks, schools, and everyday amenities, this property offers a great balance of comfort, functionality, and value. Ideal for first-time buyers, growing families, downsizers, or investors, this home features a practical layout with two developed levels and separate living areas. The main level showcases a bright open-concept design with a welcoming living room, a spacious kitchen and dining area, two bedrooms, a full 4-piece bathroom, and convenient upper-level laundry. Recent updates, including new flooring and fresh interior paint, provide a clean and refreshed feel throughout. The fully developed lower level includes a self-contained basement suite with a private side entrance, offering excellent flexibility for extended family living or potential rental income. This level is complete with a second kitchen, two bedrooms, a full bathroom, a dedicated laundry area, and generous storage space. Important updates include a new roof installed in 2025 and a hot water tank replaced in 2019. Outside, enjoy the west-facing fenced backyard—perfect for relaxing evenings, pets, or gardening. The property also includes a single attached enclosed garage along with additional exterior parking. The main level is vacant and available for immediate possession, offering flexibility for owner-occupancy or rental. The lower level is currently tenant-occupied (24-hour notice required), and tenancy arrangements will be handled in accordance with applicable regulations upon a firm sale. Conveniently located just minutes from shopping, dining, and everyday essentials, as well as nearby parks, schools, and recreation, this charming bi-level

offers an excellent opportunity to enjoy small-town living with added flexibility and long-term potential.