



212 5 Avenue  
Strathmore, Alberta

MLS # A2290833



**\$429,000**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached, Off Street, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

LOCATION, LOCATION, LOCATION: Downtown Strathmore! ATTENTION: Developers, Builders, Business owners &mdash; note the SIZE and R3 ZONING of this PRIME 75'x120' piece of land/lot with 2 titles. Future development of multi-family units with Town of Strathmore approval. A tremendous buy/hold investment opportunity with SPRING possession for Construction. Charming character bungalow. An ideal downtown revenue property, this single-family home with a detached garage will generate revenue \$1500.00 per month plus utilities. Or, INVEST IN YOURSELF instead of your landlord while enjoying main floor living at its best. The heated, oversized double garage is insulated and measures 24' x 26' with 2 doors. Truly an ideal garage/workshop space; there's lots of room for all your toys. Bring your RV, boat, trailer, quad, etc. There's convenient rear back alley access and a nice large yard with mature trees. Lots of room for kids to run and play and dogs to romp the land. Walking distance to the new Catholic Church, schools, parks, and downtown core. Call to view today! Developers. Home Occupation, Business Opportunities. Multi Family . Enjoy a massive yard or Build Shop of Choice. Bring your family, pets, hobbies, toys, RV's Unlimited Parking. Loads of Off Street Parking. This Character Bungalow is a Sweet Investment. Main Floor Living at Best. Enjoy the Oversized Double Garage measures 24' x 26'. Workshop. Insulated. 2 Doors. Heated. Mechanics Dream. Work in the Shop. Family safe in the cozy little house. More affordable than renting. Invest in Yourself. Not Your Landlord. Bring your RV, Boat, Trailer, Quad...So much room for all your toys. Dogs will love to romp the land. Enjoy. Buy and Hold Property. Great Investment. Strathmore Downtown Revenue Property. Future development of multi family housing....Nice Large Yard,

Note the Size and the Zoning R3 of this Great Piece of Land/Lot 75'x120'. Rear Back Alley. Treed. Multiple Family Units...4-12 units with Town of Strathmore Development Approval. Builder Alert. Location. Location. Location. Walk to the New Catholic Church.,