



GRASSROOTS
REALTY GROUP

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**13 Green Meadow Crescent
Strathmore, Alberta**

MLS # A2305867



\$469,900

Division:	Green Meadow		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,169 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Two refrigerators, Two ranges, Two electric stoves, Two dishwashers, All in one washer and dryer in the basement

Great opportunity for investors or homeowners looking to supplement their mortgage. Live upstairs and take advantage of the income potential from the existing (illegal) basement suite. The main floor offers a bright, functional layout with 2 bedrooms, including a primary bedroom with its own 3-piece ensuite. The spacious living and dining areas flow into a large kitchen with plenty of room for everyday living and entertaining. The lower level features a 2-bedroom illegal suite with its own living space and kitchen setup, ideal for extended family or future rental income. Located with convenient rear parking, this property has already seen several key updates, including replacement of Poly-B plumbing, newer roof, windows and doors, updated flooring, a renovated main bathroom, and updated fixtures throughout. A solid opportunity with important upgrades already completed and plenty of potential to make it your own. Be sure to check out the virtual tour.