



**GRASSROOTS**  
REALTY GROUP

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**191 Strathaven Crescent  
Strathmore, Alberta**

**MLS # A2306140**



**\$530,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** All window Coverings, 3 rain barrels.

Open house Saturday May 2nd 12-2pm. Welcome to this well-kept updated bi-level in the heart of Strathaven. Offering 4 bedrooms, a den and 2.5 bathrooms, this home is fully finished and designed for everyday living. You'll appreciate the comfort of air conditioning in the warmer months, along with a layout that makes the most of every space. Out back, you'll find a heated 21x23 detached garage, complete with 220V power and set up for tools, projects. There's also dedicated fenced in RV parking, giving you the flexibility that's hard to find in town. This home isn't about over-the-top upgrades; it's about a home that's updated, functional, move-in ready, and built for real life. If you've been waiting for something practical with the right features already in place, this one is worth a closer look.