



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

13 Park Road
Strathmore, Alberta

MLS # A2309316



\$428,900

Division:	Parkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,160 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Stucco, Wood Frame	Zoning:	R1
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage		

Inclusions: Refrigerator, Electric Range, Dishwasher, Washer, Dryer

This well-cared-for home is in the heart of Strathmore. Central to all amenities this home comes with a new front door, new windows (less three), egress windows in the basement, an RV park pad and large park pad for two vehicles. In your spacious kitchen you will find a cozy breakfast nook with storage. Then, discover in your living room all the natural light from picture window with casement sides. The primary bedroom, 4-piece bathroom and 2 more bedrooms make up the remainder of the upper floor. Then in your partially finished basement you will find a nice, quiet space for a "man cave" or play room. Ample storage area around the washer and dryer and finally a large living space 10' x 24' x 6' with egress windows at either end.