



GRASSROOTS
REALTY GROUP

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**191 Strathaven Crescent
Strathmore, Alberta**

MLS # A2310429



\$500,000

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

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

Inclusions: All window Coverings, 3 rain barrels.

Welcome to this well-kept updated bi-level in the heart of Strathaven. Offering new shingles and windows, 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. Savings with the Oscap landscape offering low maintenance. 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.