



**209 Strathcona Circle
Strathmore, Alberta**

MLS # A2315478



\$370,000

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Strathaven | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,325 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 384 |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home | | |

Inclusions: TV and TV mount in basement, couch & love seat in basement, queen bed & armour in basement

Welcome to this well-maintained and fully developed 3+1 bedroom townhouse offering space, comfort, and a fantastic location close to everything you need! The bright and inviting main floor features updated paint and brand-new flooring in the living room, creating a fresh and modern feel throughout the home. The kitchen has ample cupboards with room for a table, the stove & microwave hood fan is 2 years old. To finish off the main floor is a 2pc powder room. The spacious primary bedroom is a true retreat with its own private ensuite, while two additional bedrooms provide plenty of room for family, guests, or a home office, 4 pc main bath. Downstairs, the fully developed basement adds even more living space with a cozy rec area and a fourth bedroom — perfect for teens, visitors, or hobbies. Step outside to enjoy the private fenced yard and the convenience of a single detached garage. Located close to schools, the hospital, arena, pool, and other amenities, this home offers an ideal blend of comfort and convenience for families, first-time buyers, or anyone looking for low-maintenance living and over 1900 sqft of developed space gives your family room to grow. The Condo complex is well ran and the Condo fee is being reduced to \$360.78 July 1st! Convenient Visitor Parking right outside your townhouse. Move-in ready and waiting for its next owners!