



**GRASSROOTS**

REALTY GROUP

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**119 Strathaven Crescent  
Strathmore, Alberta**

**MLS # A2316903**



**\$500,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Welcome to this 3-bedroom detached home that offers the space, functionality, and flexibility so many buyers are looking for. Step inside to find newer flooring throughout much of the home, creating a fresh and updated feel. The main living area is bright and welcoming, with plenty of room to relax, entertain, or spend time with family. The kitchen offers ample workspace and storage, making everyday living easy. With three bedrooms and two full bathrooms, there's room for a growing family, guests, or a home office setup. The layout is practical and comfortable, providing space where you need it most. Downstairs, the basement offers additional living space and endless possibilities. Whether you're looking for a family room, play area, home gym, hobby space, or extra storage, there's room to develop and make it your own. Outside, you'll appreciate the private yard and the convenience of a double detached garage, giving you plenty of space for vehicles, tools, toys, or a workshop area. If you're looking for an affordable detached home with updates already completed and room to add your own personal touch, this one is definitely worth a closer look. Updates include siding, shingles, sod, trim, baseboards, flooring, paint, windows, bathrooms, furnace, Central Air, light fixtures.