



**9 Maple Leaf Road
Strathmore, Alberta**

MLS # A2317860



\$517,500

Division:	Maplewood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,205 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this impeccably maintained 4-level split in the quiet, family-friendly community of Maplewood—where the neighbours are friendly, the streets are peaceful, and the lawnmower soundtrack is kept to reasonable hours. This super clean 3-bedroom home has been freshly painted throughout and features new vinyl plank flooring, so you can move right in without adding "replace carpet" to your weekend to-do list. The functional layout includes a spacious primary bedroom with a convenient 2-piece ensuite, a 4-piece main bath, and plenty of room for family life to unfold. Built with quality, solid, timeless materials, this home offers the kind of craftsmanship that never goes out of style. No trendy fads here—just good bones and lasting value. Step outside and you'll find an oversized detached garage with plenty of room for vehicles, tools, toys, or that collection of "I'll use it someday" projects. The mature yard features large trees, a garden area for your green thumb ambitions, and a rear patio perfect for summer BBQs, morning coffee, or quietly judging the squirrels. Located within walking distance to schools, parks, and playgrounds, this is a home where kids can play, families can grow, and everyone can enjoy the convenience of a well-established neighbourhood. Clean, updated, and move-in ready—this Maplewood gem is proof that sometimes the good ones really do exist.