



GRASSROOTS
REALTY GROUP

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235 Ranch Ridge Meadow Strathmore, Alberta

MLS # A2322838



\$320,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,169 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 349
LLD:	-
Zoning:	R2X
Utilities:	-

Inclusions: N/A

Welcome to 235 Ranch Ridge Meadows, a well maintained townhouse offering comfort, functionality, and exceptional value in a family friendly community. Perfect for first time buyers, young families, or investors, this home features a bright open concept main floor with a spacious living area, stainless steel appliances, ample kitchen storage, and a dining space that opens to a private backyard, ideal for summer evenings, kids, and pets. Upstairs, you'll find three bedrooms, including a primary suite with a walk in closet and private 3 piece ensuite, plus a full bathroom for the additional bedrooms. The unfinished basement provides plenty of room for future development, storage, a home gym, or a playroom, and the hot water tank was replaced earlier this year. Conveniently located steps from a playground and within walking distance to schools, shopping, restaurants, Kinsmen Park, and the Strathmore Water Park, this home offers an excellent blend of lifestyle and location. Affordable, inviting, and ready for its next chapter, don't miss this opportunity!