



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

212 5 Avenue  
Strathmore, Alberta

MLS # A2323651



**\$389,000**

<b>Division:</b>	Downtown_Strathmore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s)		

**Inclusions:** N/A

This 75 ft x 120 ft R3-zoned parcel includes two titles and may offer future multi-family development potential, subject to Town of Strathmore approval. Prime location in downtown Strathmore close to schools, church, park and amenities! Character 956 sq ft bungalow with a cute porch, deck and an insulated 24 ft by 26 ft oversized double garage. House has upgraded kitchen, water heater (2024), 100 amp electrical panel (2024), sump pump (2025) and front and back fence (2024). Lots of on street parking in FRONT.