



GRASSROOTS
REALTY GROUP

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622 3 Street
Strathmore, Alberta

MLS # A2324155



\$249,900

Division:	Downtown_Strathmore		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	552 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 150
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Primary Downstairs, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: FRIDGE, ELECTRIC RANGE, HOODFAN, BUILT IN DISHWASHER, WINDOW COVERINGS, STACKED WASHER AND DRYER, BAR FRIDGE

Welcome to 622 3 Street in Strathmore! Will I see you Saturday July 11? There will be an open house 12 to 2:30! Discover the perfect blend of style, space, and affordability in this unique property. Step in to a bright main floor boasting impressive vaulted ceilings creating an airy, open-concept feeling you will love coming home to. This layout is an exceptional opportunity for first-time home buyers or anyone seeking an affordable family home without sacrificing style. The spacious kitchen features ample maple cabinetry and convenient central island for added meal prep space. The main floor also hosts a convenient powder room thoughtfully combined with your laundry facilities. Unwind in your living room where the vaulted ceilings continue to elevate the space. There is room for a sectional and great wall space for the big screen TV. Access the large West facing private deck where you can enjoy summer days and evenings. There is room for the BBQ, loungers and even an inflatable pool for the kids. Beneath the deck is a ton of storage for outdoor and seasonal items. Parking is also at the rear of the building along with street parking on the front side. In the lower level is a unique twist to this fully developed space, which houses 3 bedrooms and a full bathroom. By keeping the bedrooms tucked away downstairs, your family enjoys maximum privacy, quieter sleeping zones, and energy-efficient temperature control during hot summer months. It is the ultimate move-in ready setup for your growing family. The location offers the best of small-town charm and urban accessibility with walkable convenience to amenities, local shopping, restaurants and schools. Strathmore is an easy 30 minute commute to Calgary if needed, but Strathmore has so much to offer right at your doorstep. This property is the perfect launchpad for your homeownership dreams. Call your Realtor to get you into

this property available for a quick possession!