



**4 Strathford Place**  
**Strathmore, Alberta**

**MLS # A2326566**



**\$525,000**

<b>Division:</b>	Strathaven		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,182 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Gazebo, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Pantry		

**Inclusions:** Metal Gazebo

Welcome to 4 Strathford Place, a meticulously maintained 5-bedroom, 3-bathroom bi-level tucked away on a quiet cul-de-sac in the heart of Strathmore. This move-in ready home offers over 2,100 sq. ft. of developed living space, a detached oversized double garage, central air(AC), and an extensively landscaped yard designed for both relaxation and entertaining. The bright main floor features a spacious living room, a large functional kitchen/dining area with direct access to the upper deck, making it the perfect space for everyday living and entertaining. The primary bedroom includes a private 3-piece ensuite, while two additional bedrooms and a full bathroom complete the main level. The fully finished walkout basement offers a large family room, games area, 2 additional bedrooms, and a 2-piece bathroom. Step outside and enjoy your own backyard retreat. The mature, beautifully landscaped yard features trees for privacy, underground sprinklers in both the front and back, a spacious upper deck, a lower deck with brand new railings, a new brick patio, and a new metal gazebo, creating the perfect setting for summer gatherings or quiet evenings outdoors. This home has been exceptionally well cared for and offers numerous recent improvements, providing peace of mind for years to come. Recent upgrades include a new roof, siding, and soft metals completed in Fall 2024, a new hot water tank (2025), new refrigerator (2024), new stove/oven (2025), microwave (2021), new brick patio (2025), new metal gazebo (2025), and new lower deck railings. The oversized detached garage is fully insulated, providing excellent storage, workspace, or room for your vehicles and recreational toys. Located close to parks, playgrounds, schools, shopping, and all of Strathmore's amenities, this exceptional property combines thoughtful improvements, functional living space, and outstanding

outdoor features in one complete package. Don't miss your opportunity to own this beautiful home in one of Strathmore's most desirable neighbourhoods!