



GRASSROOTS
REALTY GROUP

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**301 Strathaven Mews
Strathmore, Alberta**

MLS # A2326891



\$319,900

Division:	Strathaven		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,150 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, See Remarks, Side By Side, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions:	NA
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This fully finished, Two Story condo townhouse is set up perfectly for a family that needs extra space! There are three upstairs bedrooms including the Primary with a walk in closet and access to a 4 piece cheater bathroom! Also there's a really big fourth basement bedroom that would be perfect for a teen or guests, a large main floor living room with gorgeous gas fireplace, a spacious downstairs family room next to a sleek four piece bathroom and a great kitchen that offers plenty of storage & counter space, along with the perfect nook area for family meals! RECENT UPGRADES INCLUDE FRESH INTERIOR PAINT TOP TO BOTTOM INCLUDING THE BASEMENT CEILINGS, BRAND NEW HARDWOOD STYLE LUXURY VINYL PLANK FLOORING IN THE LIVING ROOM AND A NEWER STAINLESS STEEL FRIDGE AND OVEN! You will also enjoy having only one common wall with your neighbors' as this is an END UNIT! As well as a spacious front entrance, chrome door hardware, easy clean flooring on the main and upper levels, an amazing south facing, fenced back yard that is perfect for kids and pets and a concrete patio for entertaining! Plus there's TWO PARKING STALLS out front! Condo fees are under 300 dollars a month which includes snow shoveling, professional management, exterior maintenance/insurance and trash collection. Perfect for someone with a busy lifestyle. This home is a 5 minute walk to the elementary school and a 5 minute drive to amenities such as the Rec center/pool, arena, groceries, health services and many retail stores. There's over 1645 square feet of quality living space and a quick possession is available! Just move in and enjoy!