



GRASSROOTS
REALTY GROUP

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**1924 Strathcona Terrace
Strathmore, Alberta**

MLS # A2327871



\$465,000

Division:	Strathaven		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry		

Inclusions: shed

If first impressions matter, this home understood the assignment. Exterior charm never goes out of style, and neither does a thoughtfully curated yard designed to be enjoyed. Mature trees, beautiful landscaping, and a powered, drywalled shed with electric heat and the look of a charming playhouse create an outdoor space that invites you to slow down. Rear parking adds everyday convenience. Step inside to discover custom updates throughout, including a custom kitchen, renovated bathrooms, updated flooring, and fresh paint. The functional bi-level layout offers 3 bedrooms, 2.5 bathrooms, the comfort of central air conditioning, and bright, welcoming spaces that instantly feel like home. The fully developed basement extends your living space with a cozy family room featuring a wood-burning stove, plus a separate recreation area perfect for kids, hobbies, or entertaining. Enjoy peace of mind with major updates already completed, including new shingles, siding, and a hot water tank in 2025. Curb appeal you'll love. Comfort you'll never want to leave. If you're looking for a house, keep scrolling. This one is a home.