



**GRASSROOTS**  
REALTY GROUP

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212 5 Avenue  
Strathmore, Alberta

MLS # A2331477



**\$299,000**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Downtown_Strathmore                   |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | Bungalow                              |        |                   |
| Size:     | 950 sq.ft.                            | Age:   | 1943 (83 yrs old) |
| Beds:     | 2                                     | Baths: | 1                 |
| Garage:   | Double Garage Detached                |        |                   |
| Lot Size: | 0.14 Acre                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, Street Lighting |        |                   |

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

Inclusions: N/A

Character bungalow on 50 ft by 120 ft land/lot zoned R3 in prime location, downtown Strathmore. Prime location in downtown Strathmore close to schools, church, park and amenities! Character 950 sq ft bungalow on 50 ft by 120 ft land/lot zoned R3 that may have future development potential, subject to Town of Strathmore approval. This home comes 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.