



GRASSROOTS
REALTY GROUP

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**31A Green Meadow Crescent
Strathmore, Alberta**

MLS # A2332556



\$450,000

Division:	Green Meadow		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,691 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub		

Inclusions: n/a

Looking for the space of a detached home WITHOUT the condo fees? This well-maintained two-storey townhouse offers over 1,600 sq. ft. of comfortable living space, a single detached garage, and a private fenced backyard you'll love. The main floor has been thoughtfully updated with fresh paint, new laminate flooring, new carpet, and all-new window coverings. A versatile front room provides the perfect space for a living room, home office, or playroom. The spacious kitchen features recently painted cabinetry, a new stove, new dishwasher, a stylish new backsplash, and plenty of workspace, opening seamlessly to the dining area and inviting family room—ideal for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with its own 3-piece ensuite. Outside, enjoy a private fenced yard complete with a deck, perfect for relaxing or summer BBQs. Additional updates include a new air conditioner and new piping, offering added peace of mind. With no condo fees, numerous recent upgrades, and a fantastic layout, this is an exceptional opportunity for first-time buyers, families, or anyone looking for affordable home ownership without compromising on space. Note basement is partially developed, needs flooring, paint, and ceiling.