



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

842 Briarwood Road
Strathmore, Alberta

MLS # A2334293



\$349,900

Division:	Brentwood_Strathmore		
Type:	Residential/House		
Style:	Mobile Home-Double Wide		
Size:	1,567 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: MHS

Utilities: -

Inclusions: 2 Sheds

Affordable homeownership meets exceptional value in this well-maintained three-bedroom double-wide mobile home, nestled in a quiet, family-friendly neighborhood in Strathmore. The updated kitchen features newer cabinetry, countertops, and appliances, and flows seamlessly into the spacious dining and living areas. The primary bedroom offers a generous closet and private 3-piece ensuite, while two additional bedrooms and a full 4-piece bathroom provide plenty of space for family or guests. A versatile side addition creates the perfect mudroom, home office, or flex space with direct access to the fully fenced and landscaped backyard. This home has been thoughtfully updated over the years with vinyl windows, newer shingles, central air conditioning, washer and dryer, built-in vacuum system and new pex plumbing (replaced March 2026). A welcoming front porch and side driveway with parking for two vehicles complete the package. Ideally located close to schools, parks, recreation facilities, shopping, and all of Strathmore's amenities, with Calgary just 30 minutes away, you'll enjoy the perfect balance of small-town charm and city convenience. Strathmore is known for its strong sense of community, year-round events, and the famous Strathmore Stampede, giving residents plenty of opportunities to get involved and enjoy everything this vibrant town has to offer. Don't miss this fantastic opportunity!