



GRASSROOTS
REALTY GROUP

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402, 319 2 Avenue
Strathmore, Alberta

MLS # A2336624



\$170,000

Division:	Downtown_Strathmore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	749 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Front Drive, Off Street, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 526
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R3
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: N/A

? Modern, Quiet & Move-In Ready — Invest in Yourself, Not Your Landlord Welcome to this beautifully updated 2-bedroom condo in a quiet, concrete building—the ideal choice for anyone looking to build equity while enjoying a comfortable, low-maintenance lifestyle. With new flooring, fresh paint, and updated kitchen countertops, this home feels bright, clean, and modern from the moment you walk in. Concrete construction for superior soundproofing and peace of mind Two spacious bedrooms with great natural light Large Storage Room Eat-in kitchen with refreshed countertops and room to gather. New flooring & fresh paint throughout—truly move-in ready East Exposure spacious balcony for morning coffee or evening relaxation Mailboxes conveniently located in the lobby Condo fees include everything except power and internet, making ownership more affordable than rent ?? Why Rent When You Can Own? This is your chance to stop paying someone else’s mortgage and start investing in your own future. With nearly all utilities included and a well-maintained building, this condo offers unbeatable value and long-term stability.