



GRASSROOTS
REALTY GROUP

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25 Hillview Road
Strathmore, Alberta

MLS # A2337448



\$419,900

Division:	Hillview Estates		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,450 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Single Gar		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Lawn, No Back Lane, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		
Inclusions:	Shed		

Big on space. Easy on the budget. This well-kept 3-bedroom, 2.5-bath home offers 1,450 sq. ft. of comfortable living space above grade, a full basement, attached single garage and a generous fenced yard backing onto park/green space—all in a great Strathmore location. The main floor has a welcoming open layout with a spacious living room, large dining area and bright kitchen featuring plenty of cabinetry, a central island and good workspace. A convenient 2-piece bath completes the main level. Upstairs, you'll find three bedrooms, including a generous primary bedroom with its own ensuite, plus a full 4-piece family bathroom. The partially finished basement adds even more flexibility with a large recreation/game room, exercise or hobby space and plenty of room for storage. Outside, enjoy the large fenced backyard, deck and the extra sense of space that comes from backing onto green space. There's also a front porch, concrete driveway and attached insulated garage. If you're looking for more home for your money, this is an opportunity worth seeing. At \$419,900, this is an affordable way to get into a spacious 3-bedroom home with a yard, garage and room to grow.