



GRASSROOTS
REALTY GROUP

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225 Ranchwood Lane
Strathmore, Alberta

MLS # A2340171



\$210,000

Division:	Ranch Estates		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,208 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

Welcome to Ranch Estates, Strathmore's beautifully maintained 55+ gated community, where comfort, privacy, and peaceful living come together. Featuring a lovely central park with a clubhouse, firepit, and a community garden, and the special location of this home - siding a green space and backing mature trees and a park! Enjoy the generously expanded deck space featuring an enclosed area, perfect for relaxing in comfort through multiple seasons. Walk approximately 10 minutes to the beautiful Kinsmen Park pond and amphitheatre, restaurants, Starbucks, Walmart, and more. // Built in 2004, this bright and inviting home offers 3 bedrooms and 2 full bathrooms, including a spacious primary retreat with walk-in closet and a private ensuite with a relaxing jetted tub. The open-concept layout feels airy and modern, highlighted by vaulted ceilings and a skylight in the kitchen that fills the space with natural light. The kitchen is a chef's dream, complete with a gas stove, large pantry, and an abundance of counter and cabinet space. This home has been lovingly cared for, with updates including carpet, fridge, and stove (2013 - as noted by previous sellers), new laminate flooring (2023), and new roof and chimney (2024). // Please do not visit Ranch Estates except for by appointment.