



GRASSROOTS
REALTY GROUP

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**317 Ranch Ridge Meadow N
Strathmore, Alberta**

MLS # A2341351



\$405,000

Division:	The Ranch_Strathmore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,469 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: NA

Immaculate 3-bedroom, 2.5-bathroom townhome in Strathmore's desirable Ranch Ridge Meadows complex, featuring an on-site playground and a low-maintenance lifestyle. Ideally located within easy walking distance to major shopping—including Walmart, Shoppers Drug Mart, Rona, Dollarama, and Mark's—as well as nearby schools, parks, and the local hospital. The main level offers an open-concept layout with upgraded laminate and tile flooring, central air conditioning, and a cozy gas fireplace with custom built-ins. The kitchen is designed for functionality, featuring ample cabinet space and a peninsula island with a raised eating bar. Just off the kitchen, the dining area provides quick access to the backyard and rear patio, making summer BBQs and outdoor dining effortless. Upstairs, the spacious primary suite easily accommodates a king bed and includes a private 4-piece ensuite and walk-in closet, complemented by two additional bedrooms and a full 4-piece bath. An oversized double attached garage provides secure parking and storage, while the unfinished basement serves as a blank canvas for future expansion. Perfect as a turnkey investment or move in ready home.