



GRASSROOTS
REALTY GROUP

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**1429 Strathcona Way
Strathmore, Alberta**

MLS # A2345369



\$399,999

Division:	Strathaven		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	889 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Other, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Other	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Laminate Counters		

Inclusions: Shed, Garburator

This SWEET Bungalow in a mature, quiet FAMILY FRIENDLY neighborhood in Strathmore has NO CONDO FEES and offers 1575 sq.ft. of finished living space on 2 levels. UPDATES include a newer kitchen and built in dining buffet, remodeled baths & HWT. In 2024 the shingles, siding and gutters were replaced. The furnace was serviced in 2025 and a new igniter installed. Stainless appliances (new stove put in in 2025) and custom blinds will stay. Single attached garage with inside entrance, fully fenced rear yard with decks front and rear, along with a small vinyl shed are included in this 4 bed duplex. This compact footprint delivers a big punch! Main floor features a front bedroom, open plan kitchen/dining/living area and the spacious Primary with an updated 4 piece bathroom. Downstairs are a further 2 bedrooms and a generous family room, updated 3 piece bath with huge walk in shower with laundry in the furnace room. Note the washer dryer is owned by the tenants and is NOT included. Currently the property is tenant occupied so showings will require a strict 24 hours notice and the listing agent must be present to provide access. There is no lock box on this property. Book using Showing Time.