



GRASSROOTS
REALTY GROUP

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**157 Hillview Terrace
Strathmore, Alberta**

MLS # A2345989



\$370,000

Division:	Hillview Estates		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,351 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Insulated		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 346
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters		

Inclusions: n.a

A great opportunity for first-time buyers or investors, this central air conditioned 4 bedroom, 2.5 bathroom townhouse offers plenty of space, a double attached garage, and thoughtful updates you don't always find in these units. The kitchen features granite countertops, while wainscoting adds character along with updated flooring throughout the main level. With a fully developed basement adding even more usable living space, there's room to settle in now without sacrificing future potential. This home is nicely tucked toward the quieter end of the complex, offering a great combination of space, updates and a location that's hard to beat.