



## 301 Strathford Boulevard Strathmore Alberta

\$459,900

This fully developed bi-level offers over 2200 sq ft of living space which includes 4 bedrooms and 3 baths. An open floor plan boasts a step saving kitchen plus a spacious dining room that easily seats 6 - 8 persons. Access to the rear deck for barbecue season is directly off the kitchen. The large pantry is equipped with hookups for washer/dryer plus there is another set of hookups in the lower level. A family sized living room is brightly lit with natural light through the many west facing windows. Laminate easy care flooring in the main living areas plus tile flooring in the kitchen and baths sets the stage for easy living especially with younger ones and or pets. Vaulted ceilings create a sense of spaciousness in the living room. The primary bedroom and four piece ensuite overlook the quiet rear yard. Two more bedrooms on the main and one more in the lower level makes this is a family friendly home. Tiled flooring and 9 ft ceilings grace the entire lower level. The house is equipped with in floor heat on both levels. A massive family room and recreation area plus a three piece bath complete the lower level with it's private access entrance. A private rear yard with some mature landscaping offers lots of privacy on this corner lot. An oversized detached garage (27'8" x 21') with a 9'10" x 16' door with a 13' ceiling, will easily accommodate a car lift and is also equipped with in floor heat. The parking pad is ideal for your RV. Located within walking distance to all levels of schools with easy access to shopping and main roadways. Quick possession is possible. This home is sold "as is". (id:6769)

Recreational, Games room 32.92 Ft x 11.58 Ft

Bedroom 12.00 Ft x 7.42 Ft

Family room 15.50 Ft x 12.00 Ft

3pc Bathroom 8.08 Ft x 6.00 Ft

Laundry room 12.58 Ft x 9.25 Ft

Primary Bedroom 12.67 Ft x 12.42 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

4pc Bathroom 7.33 Ft x 4.83 Ft

Bedroom 10.42 Ft x 8.08 Ft

Bedroom 8.67 Ft x 8.08 Ft

Living room 19.92 Ft x 11.50 Ft

Kitchen 13.08 Ft x 8.50 Ft

Dining room 13.08 Ft x 8.92 Ft

Foyer 6.00 Ft x 3.50 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

<https://www.century21.ca/nettie.hendricks>

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