

1168 Strathcona Road Strathmore, AB T1P 1T3

Residential
Incomplete [A1071883](#)

DOM: 0
CDOM: **LP:** \$300,000.00
OP: \$0.00



Class: Detached
County: Wheatland County
Type: House
Levels: One
Year Built: 2002
LINC#: [0029447737](#)
Arch Style: Bi-Level
Possession: Negotiable
Lot Dim:
Front Length: 15.24M 50`0"
Legal Pln: 212693
Blk: 14
City: Strathmore
District:
Subdivision: Strathaven
Ttl Beds: 5
F/H Bth: 3/0
LP/SF: \$269.94
Suite: No
Lot Size: 5102 SqFt
Lot Depth: 0.00 M 0'
Lot: 45 **Condo:** No

Zoning: R1
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Utility Right Of Way
Tax Amt/Yr: \$2,673.00/2020
Loc Imp Amt:
Front Exp: S

Public Remarks: Come and see this charming, Bi-Level home in Strathaven located close to schools and recreation centers. This 5 Bedroom, 3 bathroom home updated with new flooring, neutral paint colors and rebuilt deck will give you just under 2200 square feet of fully developed and generous space to move about... situated at the front of a generously sized lot. This property has something to offer everyone in your family and is only available to the buyer who acts NOW. Stop reading and come check it out! ADDITIONAL INFORMATION: Upper floor of this bi-level has open concept kitchen/dining room with adjoining living room, Master Bedroom with 4 pc. Ensuite, Extra Large 2nd Bedroom (that could be made back into 2 bedrooms), and a 3 pc. Bathroom. The bright basement has a large Family room, 3 additional bedrooms, a 4 pc. Bath, and laundry/Utility room. The back yard is unspoiled and you can design to suit your needs! Room for a garage and/or RV parking!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Blw Grade:	100	Mtr2	1,080	SqFt
EnSt Bth:	0	0	2	0	0	Total AG:	103	Mtr2	1,111	SqFt
						Bed Abv:	2			
						Rms Abv:	5			

Property Information

Basement: Finished, Full
Heating: Forced Air, Natural Gas
Construction: Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: None
Roof Type: Asphalt Shingle
Parking: Parking Pad, RV Access/Parking **Total:** 2
Features: No Smoking Home
Comm Feature: Pool
Lot Features: Back Lane, Level, Rectangular Lot
Goods Include: Dishwasher-Built-In,Dryer,Hood Fan,Oven-Microwave,Refrigerator,Stove-Electric,Washer,Window Coverings-All
Appliances: Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Other Equip: None
Lndry Feat: None
Cooling: None
Fireplaces: 0
Flooring: Laminate, Linoleum
Fencing: Fenced
Balcony: None

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Eat in Kit	Main	17`8" x 12`6"	Living	Main	18`4" x 12`0"
Family	BSMT	18`10" x 11`6"	Foyer	Main	8`8" x 3`6"
Laundry	BSMT	12`10" x 6`2"	Mstr Bed	Main	12`8" x 12`2"
Bedrm	Main	17`4" x 9`0"	Bedrm	BSMT	11`10" x 8`0"
Bedrm	BSMT	14`0" x 8`4"	Bedrm	BSMT	10`6" x 10`2"
4pc Bathroom	BSMT	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Main	0`0" x 0`0"			

Agent & Office Information

List REALTOR®: [Mike Abou Daher](#) team@mikeaboudaher.com
List Firm: [RE/MAX REALTY PROFESSIONALS](#)
Appt: ShowingTime
Showing Contact: Mike Abou Daher
Comm: 3.5% on first \$100,000.00 and 1.5% on Balance of Sale Price
LB Type: See Remarks
LB Information: Door Code
Owner Name: Edelmann
Ownership: Private
Occupancy: Owner
Occupant Nm:
Exclusion: No
SRR: No
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in
Phone: 587-333-6400
Phone: 403-259-4141
Phone: 403-809-9386
List Date: 02/26/2021
Expiry Dt: 06/26/2021
With Dt:

your party exhibits cold/flu-like symptoms or has been exposed to the virus"

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).