

521 Strathaven Mews Strathmore, AB T1P1X9

Residential Incomplete Banner:

A2096388

Unlock the Door to Your Future: Perfect for First-Time Buyers!

DOM: 0
CDOM: 0
LP: \$219,000.00
OP:



Class: Row/Townhouse
County: Wheatland County
Type: Five Plus
Levels: Two
Year Built: 2006
LINC#: [0031743271](#)
Arch Style: 2 Storey
Possession: Immediate, Negotiable
Lot Dim:
Front Length: 5.49M 18`0"
Legal Pln: 0612053
Blk: 19

City: Strathmore
Subdivision: Strathaven
Ttl Beds: 2
F/H Bth: 1/1
RMS SQFT: 943.00
LP/SF: \$232.24
Suite: No
Lot Size: 1444 SqFt
Lot Depth: M '
Lot: **Condo:** Yes

Zoning: R2
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Pet Restrictions or Board approval Required

Tax Amt/Yr: \$1,623.00/2023
Loc Imp Amt:
Front Exp: N

Public Remarks: Welcome to Strathmore, where the pulse of real estate beats with opportunity and the promise of home. Introducing a gem in the sought-after Strathaven Community – a townhome that's more than a space, it's a starting point for dreams. Step inside to an open concept that breathes life into every gathering. Feel the warmth underfoot with newer flooring that sets the stage for your life's moments. Craft culinary delights in a kitchen boasting a newer fridge and SS Appliances, and unwind by the glow of the electric fireplace - to make every day special. Retire to one of the two cozy bedrooms, each a sanctuary for rest and rejuvenation. With 1 1/2 bathrooms, mornings are a breeze. Step outside to your private fenced backyard, an oasis for memories and a canvas for your green thumb. Located a stone's throw from schools and amenities, convenience is your neighbor. This is where life happens, whether you're stepping into the market for the first time or expanding your investment horizon, this townhome is a rare find in a market that waits for no one. Act now. Inquire today, and open the door to your future in Strathmore.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Main:	Mtr2	SqFt
Baths:	1	0	0	0	0	Bed Abv: 2	43.94	473.00	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 5	43.66	470.00	SqFt
							40.04	431.00	SqFt
							87.61	943.00	SqFt

Property Information

Basement: Full, Unfinished
Heating: Forced Air, Natural Gas
Construction: Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Other
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Assigned, Stall **Total:** 1
Features: Breakfast Bar, Open Floorplan, See Remarks
Comm Feature: Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Lot Features: Back Yard, Landscaped
Goods Include: N/A
Appliances: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Other Equip: None
Goods Exclude: N/A

Lndry Feat: In Basement
Cooling: None
Fireplaces: 1/Gas
Flooring: Carpet, Vinyl
Fencing: Fenced
Balcony: Patio

Condo Information

Condo Name:
Condo Type: Bare Land
Mgmt Co/Ph: Connelly and Company/4032281557
Prk Plan Type: Assigned
Legal Desc: 0612053/19
Legal Park:
Legal Stor:
of Units:
Fee Includes: Insurance, Professional Management, Reserve Fund Contributions, Trash
Assoc Amen: None
Pets Allowed: Yes


Post Tension:
Prk Stall #:
Storage Type: In Unit
Locker #:
Registrd Size:

Condo Fee: \$242.01/Monthly
HOA:
Floor #: 1
Elevators:
Total Floors:
Common Walls: 2+ Common Walls
Unit Exposure: N
Unit Factor: 226
Prk Unit Factor:

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	4`4" x 3`9"	Kitchen	Main	14`3" x 10`1"
Pantry	Main	2`9" x 2`1"	Living	Main	11`9" x 17`11"
Primary Bed	2nd	14`10" x 10`2"	Bedrm	2nd	10`0" x 17`3"
2pc Bathroom	Main	7`2" x 2`7"	4pc Ensuite bath	2nd	8`5" x 4`11"

Agent & Office Information

List REALTOR@: [Mike Abou Daher](#)  team@mikeaboudaher.com
List Firm: [REAL BROKER](#)
Firm Address: #700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7
Appt: ShowingTime
Showing Contact: Mike Abou Daher 403-809-9386
Comm: 3.5% on the first 100k, 1.5% on the balance
LB Type/Info: SentriLock/Front Railing
Owner Name: Arbeau
Occupancy: Vacant
Member Rmks: All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com

Phone: [403-809-9386](#)
Phone: [855-623-6900](#)
Firm Fax:
List Date: 12/04/2023
Expiry Dt: 04/01/2024
With Dt:
SRR: No

Ownership: Private
Exclusion: No

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