

**135 Strathcona Circle**  
**Strathmore, Alberta**

**MLS # A2249255**



**\$359,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Strathaven             |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,360 sq.ft.           | <b>Age:</b>   | 2007 (18 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre              |               |                   |
| <b>Lot Feat:</b> | Level                  |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 334 |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Open Floorplan     |                   |        |

**Inclusions:** none

Welcome home to this 3 bedroom 2.5 bath condo, with immediate possession. Freshly painted, new carpets throughout, new vinyl plank flooring in the kitchen. Open floor plan with the large Kitchen overlooking the Living room that has nice built in shelves and electric fireplace for those cozy evenings. Access to the back deck is off the living room. Upstairs boast 3 good sized bedrooms! The primary bedroom is complete with his and hers closets along with a 3 piece ensuite. The walkout basement is finished with a family room, laundry is located in this level along with a storage room. The front attached single garage is insulated and drywalled with access to the home. Why rent when you can own! These units don't last call your favorite realtor for a showing!