

320 Strathaven Drive
Strathmore, Alberta

MLS # A2261799



\$359,000

Division:	Strathaven		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	910 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Refrigerator, Stove, Hoodfan, Dishwasher, Washer & Dryer, Electric Fireplace, All Window Coverings

Welcome to this bright and spacious bi-level half duplex in the heart of Strathmore! Featuring 4 bedrooms, 2 full bathrooms, and a single attached garage, this home offers the perfect blend of comfort, functionality, and location. The main level features hardwood floors, an open layout ideal for family living, and a functional kitchen. The primary bedroom includes a generous walk-in closet, while a second bedroom on this level provides space for family, guests, or a home office. Step outside to the newly built back entrance and deck (completed with permits)—an excellent spot for relaxing or entertaining. The bi-level design ensures the lower level is bright and welcoming, featuring large windows, two additional bedrooms, and a 3-piece bathroom, making it a perfect extension of the living space. Backing onto a pathway and just minutes from shopping, schools, and parks, this property combines convenience with a true sense of community. With thoughtful updates and a desirable location, this home is move-in ready and waiting for its next owners!