# \$330,000 - 609 Strathaven Mews, Strathmore

MLS® #A2217696

#### \$330,000

3 Bedroom, 2.00 Bathroom, 1,155 sqft Residential on 0.03 Acres

Strathaven, Strathmore, Alberta

Welcome to 609 Strathaven Mews, a standout 3-bedroom townhouse offering one of the BEST LAYOUTS and LOCATIONS in the complex. Enjoy a PRIVATE BACKYARD that opens directly onto GREENSPACE with MATURE TREES, FOREST, LAKE, and FARM VIEWS, a RARE FIND offering unmatched tranquility and outdoor beauty. With NO REAR NEIGHBOURS and a LARGE, FINISHED DECK, itâ€<sup>TM</sup>s the perfect spot for BBQs, morning coffee, or evening relaxation.

Inside, youâ€<sup>™</sup>II find a BRIGHT and OPEN CONCEPT layout featuring a SPACIOUS U-SHAPED KITCHEN with BLACK STAINLESS APPLIANCES, plenty of counter space, MODERN LIGHTING, and excellent flow into the dining and living areas. Upstairs includes THREE BEDROOMS, including a SPACIOUS PRIMARY BEDROOM with a CHEATER ENSUITE and ample closet space.

The FULLY FINISHED BASEMENT offers excellent versatility and comfort with a THEATRE ROOM that doubles as a REC ROOM or PLAY SPACE. A dedicated STORAGE ROOM is already ROUGHED IN FOR A FUTURE BATHROOM, and the entire basement is SOUNDPROOFED BETWEEN FLOORS to reduce sound transfer and maximize comfort.

TWO PARKING STALLS are included, and CONDO FEES are LOW at just \$288.54 PER







MONTH. Ideally located in a quiet Strathmore neighborhood, close to SCHOOLS, PARKS, PATHWAYS, and AMENITIES, this home offers incredible VALUE for FAMILIES, FIRST-TIME BUYERS, or INVESTORS. MOVE IN READY with PRIDE OF OWNERSHIP throughout.

Built in 2007

## **Essential Information**

| MLS® #         | A2217696      |
|----------------|---------------|
| Price          | \$330,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,155         |
| Acres          | 0.03          |
| Year Built     | 2007          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

#### **Community Information**

| 609 Strathaven Mews |
|---------------------|
| Strathaven          |
| Strathmore          |
| Wheatland County    |
| Alberta             |
| T1P 1P5             |
|                     |

#### Amenities

| Amenities      | Snow Removal, Trash, Visitor Parking |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Assigned, Stall                      |

### Interior

| Interior Features | High Ceilings   |
|-------------------|---|
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Natural Gas, Central  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |
| Exterior          |   |

| Exterior Features | Private Yard   |
|-------------------|--|
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, |
|                   | Rectangular Lot, Wooded  |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

#### **Additional Information**

| Date Listed    | May 5th, 2025 |
|----------------|---------------|
| Days on Market | 6             |
| Zoning         | R2            |

#### **Listing Details**

Listing Office Coldwell Banker Mountain Central

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