

# \$354,900 - 224 1 Avenue, Strathmore

MLS® #A2195891

**\$354,900**

2 Bedroom, 1.00 Bathroom, 1,007 sqft  
Residential on 0.07 Acres

Downtown\_Strathmore, Strathmore, Alberta

Well maintained adult living VILLA in a downtown location (50+). NO CONDO FEES here! This is a 2 bedroom villa with an open floorplan and plenty of storage. These villas are the perfect space for anyone who is considering downsizing. Many items in this home have been updated including triple pane windows, exterior doors and water softener (2020), shingles (2021), HE furnace and water filtration system. Both the bedrooms have access to the beautiful fully landscaped back yard with access to the alley. This space is perfect for those who still like to be out in the yard and gardening or simply relaxing and enjoying the outdoors. The current owner has utilized the space cleverly with the second bedroom becoming the TV room and the storage room doubling as an office space. The MAIN FLOOR laundry is conveniently located in the mudroom off the single attached garage. The property is located in the downtown core within walking distance to the bakery, Credit Union, restaurants, fitness center, movie theatre, parks, churches, library...sounds intriguing its true! Come have a viewing with your Realtor® to see if this is the property you have been searching for!



Built in 1989

## Essential Information

MLS® #	A2195891
Price	\$354,900

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,007
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### **Community Information**

Address	224 1 Avenue
Subdivision	Downtown_Strathmore
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1A3

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, See Remarks

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R3

## **Listing Details**

Listing Office	CIR Realty
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