

# **\$474,900 - 325 Strathford Boulevard, Strathmore**

MLS® #A2235868

**\$474,900**

6 Bedroom, 3.00 Bathroom, 1,029 sqft

Residential on 0.11 Acres

Strathaven, Strathmore, Alberta

Charming Bi-Level Home with Spacious, Mature Yard in Strathmore! Ideally located in the full-service community of Strathmore, this inviting 3-bedroom bi-level is just minutes from schools, parks, and amenities, making it perfect for families.

The home boasts a new roof, brand-new flooring, and fresh paint throughout, offering a bright, move-in-ready space. The open-concept kitchen is filled with natural light and offers ample room for family gatherings.

The main floor features three bedrooms, including a primary suite with a private ensuite, plus an updated 4-piece main bath.

The partially finished basement offers great flexibility, with three bedrooms with potential of turning into flex rooms (perfect for a home office, gym, or playroom), a cozy family room, a half bath (with plumbing ready for a full shower), a laundry area, and tons of storage. With large windows throughout the basement, natural light flows freely, making it feel open and welcoming. The subfloor is in place, just waiting for your choice of flooring to complete the space.

Outside, enjoy a large, mature yard with a private patio, fire pit, garden area, spacious shed, rear parking, and room to build a garage in the future. With so much potential and room to grow, this cozy, functional home is ready to be made your own!

Built in 2000



## Essential Information

MLS® #	A2235868
Price	\$474,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,029
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	325 Strathford Boulevard
Subdivision	Strathaven
City	Strathmore
County	Wheatland County
Province	Alberta
Postal Code	T1P 1S4

## Amenities

Parking Spaces	2
Parking	Off Street, Stall

## Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 30th, 2025
Days on Market	57
Zoning	R1

**Listing Details**

Listing Office	RE/MAX Key
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