

**5 Maple. Leaf Road
Strathmore, Alberta****MLS # A2215169****\$519,900**

Division:	Maplewood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,211 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	On Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R!
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

This is more than a House it could be your Future Home. Frigidaire Gallery Refrigerator, Frigidaire Gallery 30-inch Electric Range with 5 Elements, Broan Stainless Steele Range Hood Fan. There are Four Bedrooms with an available area to enclose economically to create a Fifth Bedroom. (Large Egress window installed April 25, 2025) The Fully Developed Basement features a Developed Laundry Room with Maytag Washer and Dryer featuring Maytag Commercial Technology (Red) and Pedestal Tub Laundry Sink. The Front Yard features an Inviting Arched Gate plus Water Fountain complete with a pump and lighting system. Insulated Single Vehicle Detached Garage situated at the rear of the Property featuring one 220 Volt Electrical Outlet and a Wood Burning Stove. A Fully Fenced Back Yard including Flower Beds and Fruit Trees. Sale of the House includes the Window Treatments. (Existing Curtains and Blinds) Featured Upgrades: House and Garage Shingles Replaced including a New House Turbo Ventilator (August 24, 2020) Nine Windows Replaced (September 24, 2020) New House and Garage Vinyl Siding, Eaves Troughs, Down Spouts and Foldaway Drains (April 22, 2025) Main Entrance Front Door with Dual Glass Side Valances (April 22, 2025) New Front and Rear Porch Lights (April 22, 2025) Notable Upgrades: 50 Gallon Hot Water Tank - Performance Platinum Rheem. Rainfresh Whole House Ultra Violet Water Disinfection System. Rainfresh 5 Micron Sediment Filter after the meter then directly through the Rainfresh Ultra Violet Light System then to the entire house. (a New UV Bulb is available to be replaced by the New Owner for the Ultra Violet System) (a New Rainfresh 5 Micron Sediment Filter was installed on April 25, 2025) Swordfish Ultra Violet Air Treatment System installed in the Furnace. (bulb replaced on April 26, 2025) Two Electrical Receptacles

installed at the front street for easy street access. Two Kidde Pro-series Direct Wire Smoke Alarms with Dual Sensor for Ultimate Protection - Ionization and Photoelectric technology and One Battery Operated Kidde Pro-series Alarm with Dual Sensor for Ultimate Protection - Ionization and Photoelectric technology. (New Batteries installed on November 16, 2024) A New 2200 Filtrete Elite Allergen Furnace Filter was installed on April 26, 2025 (20x25x1) Two Kidde Carbon Monoxide Detectors. New Kitchen Faucet Cartridge Replacement (October 20, 2025) The only thing missing is your personal touches to make it "Your Home"