

**33 Wheatland Place
Strathmore, Alberta****MLS # A2216126****\$534,900**

Division:	Downtown_Strathmore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Storage		

Inclusions: Boot rack, workbench in garage, shed

Welcome to 33 Wheatland Place — where charm, space, and privacy come together in this beautifully maintained bungalow on a quiet cul-de-sac in Strathmore. From the moment you arrive, you'll be drawn in by the incredible curb appeal — a mix of cedar accents, beautiful masonry, and composite siding, with new parging and updated soffits and fascia on the way. Situated on a massive lot, this home offers rare privacy, mature landscaping, and room to roam. Step inside to find a bright, freshly painted interior with oversized rooms, new windows throughout, and new trim that adds a crisp, modern touch. The west-facing living room is filled with natural light, while the open-concept kitchen offers ample storage, new appliances, and another large window overlooking the front yard. An enclosed sunroom on the east side invites you to enjoy your morning coffee in comfort. The main floor features a great 4-piece bathroom, two spacious bedrooms, including a primary suite with a 2-piece ensuite, and plenty of storage throughout the home. Downstairs, the fully developed basement includes a wet bar, wood-burning fireplace, generous living space, office/playroom, full bathroom, large laundry area, and more storage. Out back, you'll find an oversized double detached garage with alley access and a huge parking pad big enough for your RV, diesel pusher, truck, or trailer—whatever your lifestyle demands. With central vac, a 100 amp electrical panel, and thoughtful upgrades throughout, this home has been built to last and lovingly maintained. Don't miss your opportunity to own this one-of-a-kind property that blends comfort, character, and convenience on one of Strathmore's most desirable lots.